

CLEARWATER COUNTY COUNCIL AGENDA
July 11, 2017
9:00 AM
Council Chambers
4340 – 47 Avenue, Rocky Mountain House, AB

A. CALL TO ORDER

B. AGENDA ADOPTION

C. CONFIRMATION OF MINUTES

1. June 27, 2017 Regular Meeting Minutes
2. June 27, 2017 Public Hearing Minutes

D. AGRICULTURAL SERVICES & LANDCARE

1. Arbutus and Bingley Community Hall Grass Mowing Request

E. DELEGATION

1. 9:30 am – Clearwater Realty Ltd.
2. 9:45 am – Clearwater Regional Housing Foundation
3. 10:10 am – Central Alberta Economic Partnership (CAEP)

F. COMMUNITY & PROTECTIVE SERVICES

1. Rural Alberta Innovation & Learning (RAIL) Commons Sponsorship Request

G. MUNICIPAL

1. Broadband – Administrative Report

H. INFORMATION

1. CAO's Report
2. Public Works Director's Report
3. Councillor's Verbal Report
4. Committee/Board Meeting Minutes
 - Clearwater County October 17, 2016 Tri-Council Meeting Minutes
5. Accounts Payable Listing
6. Councillor Remuneration

I. IN CAMERA*

1. Land Development Third Party Interest
2. Advice from Administration
3. Labour – Council
4. Labour – CAO Performance Evaluation

* For discussions relating to and in accordance with: a) the Municipal Government Act, Section 197 (2) and b) the Freedom of Information and Protection of Privacy Act, Section 21(1), 39 (1)(a) and section 40.

J. ADJOURNMENT

TABLED ITEMS

<u>Date</u>	<u>Item, Reason and Status</u>
06/13/17	213/17 identification of a three-year budget line for funding charitable/non-profit organizations' operational costs pending review of Charitable Donations and Solicitations policy amendments.
06/13/17	227/17 commenting and/or recommending amendments on the revised preliminary draft Clearwater – North Rocky Major Area Structure Plan pending Councillors individual review.



AGENDA ITEM

PROJECT: Arbutus and Bingley Community Hall Grass Mowing Request		
PRESENTATION DATE: July 11th2017		
DEPARTMENT: Ag. Services and Landcare	WRITTEN BY: Matt Martinson	REVIEWED BY: Ron Leaf
BUDGET IMPLICATION: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Funded by Dept. <input type="checkbox"/> Reallocation		
LEGISLATIVE DIRECTION: <input checked="" type="checkbox"/> None <input type="checkbox"/> Provincial Legislation (cite) <input type="checkbox"/> County Bylaw or Policy (cite) Historical		
STRATEGIC PLAN THEME: 3. Community wellbeing	PRIORITY AREA: 3.1. Sustain recreation, culture and quality of life	STRATEGIES: 3.1.2. Facilitate active lifestyle through range of services.
ATTACHMENT(S): 1) Arbutus community hall request letter 2) Bingley community hall request letter		
RECOMMENDATION: 1) That Council direct staff to include the Arbutus and Bingley community hall grounds in the yearly grass mowing program.		

BACKGROUND:

The County has historically provided a grass mowing service to cemeteries and community halls throughout the County upon request and approval of Council. Attached are letters of request from the Arbutus and Bingley Community halls. The community groups/ associations are responsible for the yearly spring cleanup with the County taking over the grass mowing and trimming typically from June until September.

The following cemeteries and community hall currently utilize this service.

Hespero Cemetery
 Evergreen Cemetery
 Leslieville Cemetery
 Garth Cemetery
 Horseguard Cemetery
 Gates Cemetery
 Alhambra Community Hall

Should Council approve the Arbutus and Bingley community hall request the grounds will be added to the program for the remainder of this and future growing seasons.

May 8, 2017

Clearwater County
Box 550, 4340 47 Avenue
Rocky Mountain House, AB
T4T1A4

Attention: Matt Martinson, Director of Agricultural Services and Landcare
mmartinson@clearwatercounty.ca

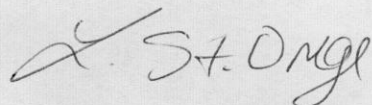
RE: Request for grass mowing at Arbutus Hall – Baseball Diamonds

On behalf of the Arbutus Baseball teams, I'd like to request the County's support in mowing the grass for the baseball diamonds adjacent to the Arbutus Hall. The County currently supports Arbutus Baseball and hall users by spraying the infield for weeds each year – and for that we thank County administration and Council.

Arbutus Baseball has grown in the last five years from 2 teams to 7 teams – all through volunteer efforts for team administration, coaching and umping. In the past three years, numerous volunteers invested both time and money into enhancing the baseball diamond infrastructure, including new dugouts and the addition of shale to the diamond itself. Arbutus Baseball volunteers have also participated in the County's annual roadside clean-up program in previous years.

Your consideration of the request to mow the grass at the Arbutus Hall is appreciated. Should you require additional information or to contact me directly, I can be reached at 403-846-9667 or l.stonge5@gmail.com

Sincerely,



Leanna St. Onge

From: Darrel Scott
Sent: Tuesday, June 20, 2017 3:05 PM
To: Matt Martinson
Subject: Bingley Community Hall

Bingley Community Hall would like to make a request to Clearwater County Council to maintain the grass through the summer month. We don't have the moneys to hire a care taker with a large mower and the hall members and surrounding residents don't have a large enough mower to cut the grass when it rains and grows to tall.

Yours truly
President of Bingley Hall
Darrel Scott



AGENDA ITEM

PROJECT: Clearwater Realty Ltd. Delegation		
PRESENTATION DATE: July 11, 2017		
DEPARTMENT: CAO	WRITTEN BY: Ron Leaf	REVIEWED BY: Ron Leaf
BUDGET IMPLICATION: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Funded by Dept. <input type="checkbox"/> Reallocation		
LEGISLATIVE DIRECTION: <input type="checkbox"/> None <input type="checkbox"/> Provincial Legislation (cite) <input type="checkbox"/> County Bylaw or Policy (cite)		
STRATEGIC PLAN THEME: Well Governed Community	PRIORITY AREA: 2.3 Engagement	
ATTACHMENT(S):		
RECOMMENDATION: That Council accepts Mr. Parks presentation for information		

BACKGROUND:

Mr. Darryl Park has requested a delegation with Council to share his perspective on the need for improvements in rural internet within Clearwater County.

Mr. Park is the owner of Clearwater Realty Ltd and Summit Video and wishes to share his thoughts and some facts and figures regarding the current state of rural internet and the effects it is having on real estate sales.



AGENDA ITEM

PROJECT: Clearwater Regional Housing Foundation Delegation		
PRESENTATION DATE: July 11, 2017		
DEPARTMENT: Community & Protective Services	WRITTEN BY: Jerry Pratt	REVIEWED BY: Ted Hickey/Ron Leaf
BUDGET IMPLICATION: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Funded by Dept. <input type="checkbox"/> Reallocation		
LEGISLATIVE DIRECTION: <input checked="" type="checkbox"/> None <input type="checkbox"/> Provincial Legislation (cite) <input type="checkbox"/> County Bylaw or Policy (cite)		
STRATEGIC PLAN THEME: 1. Managing our Growth	PRIORITY AREA: 1.1 Plan for a well designed and built community. 1.3 Generate an innovative local economy that stimulates opportunities for investment, business and training.	STRATEGIES: 1.1.2 1.1.4 1.3.1 1.3.2
ATTACHMENTS: CRHF Mission Impact of Housing on Local Economy Study Rocky Mountain House and Clearwater County Housing Needs Assessment		
RECOMMENDATION: That Council receives the presentation as information.		

BACKGROUND:

The Clearwater Regional Housing Foundation is a new not-for-profit organization in the Clearwater area. Its Mission is “to provide leadership in housing options and opportunities that meet the economic and social needs in the Clearwater Region”.

Cindy Easton and Karen Kantor, both Board Members with the Clearwater Regional Housing Foundation, will present information about the Foundation and the activities it is undertaking.

Recommendations:

That Council receives the presentation as information.

CLEARWATER REGIONAL HOUSING FOUNDATION



OUR MISSION STATEMENT

*Provide leadership in housing options/opportunities that meet the economic/social needs in the
Clearwater Region*

**CRHF is a registered Not for Profit Society in Alberta*

“LEADERS IN HOUSING”

The Impact of Housing Development on The Local Economy

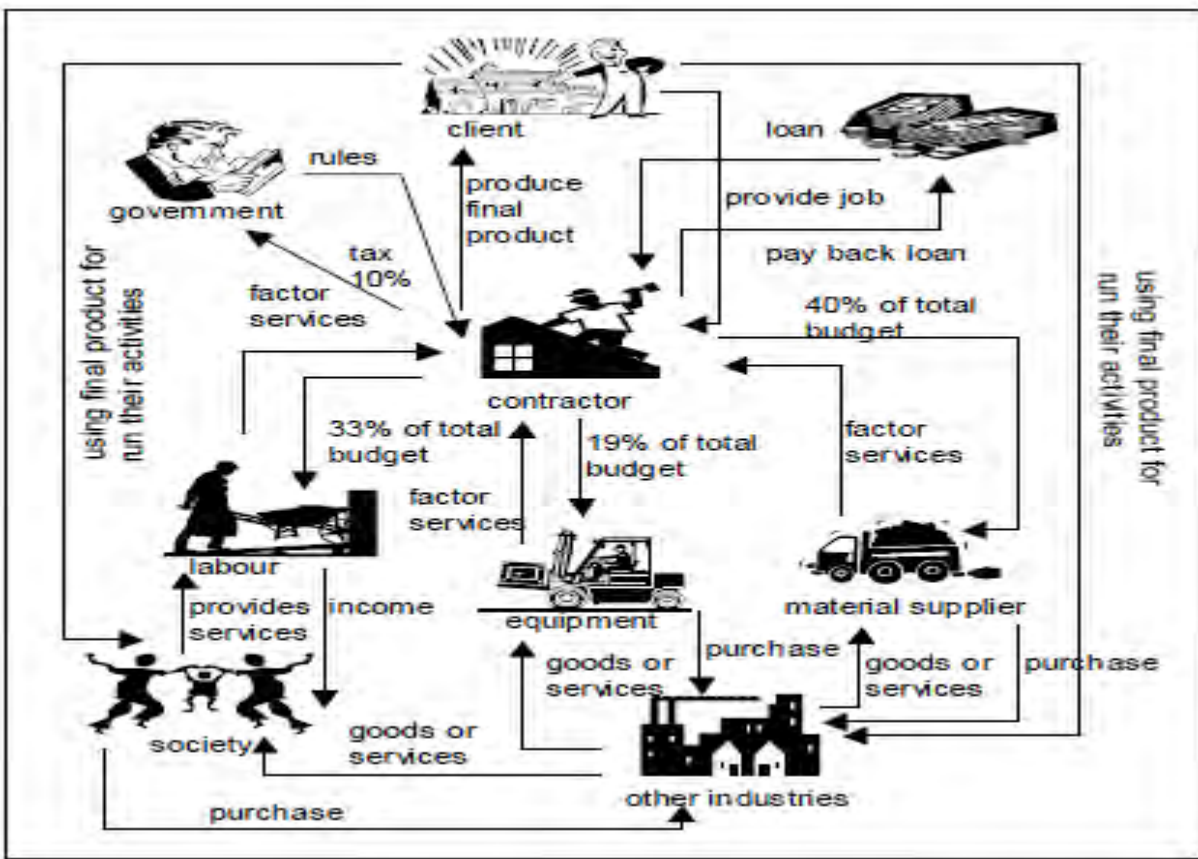
April 2016



Introduction

Housing, historically and for the foreseeable future, is an engine of economic growth. Housing development leverages local financial resources and involves numerous players. For example, housing development requires significant amounts of equity, investment and debt. Individual owners, investors, and financial institutions all put their money into the creation of new housing stock.

The following diagram illustrates the various players involved in the housing industry.



The creation of new housing, or replacement of existing housing stock, creates jobs, improves quality of life within communities and drives broader economic activity with the production of goods and services. Economically, housing packs a big punch.

Robust housing strategies can generate new housing related businesses and strengthen existing operations. The types of economic benefits that accrue to local communities include:

- Provision of needed services and products not currently available in the region;
- Reduced cost for needed social and support services;
- Greater efficiencies in the administration of existing affordable housing stock;
- Local job creation;
- Increased revenue to participating towns and counties; and
- Improved retention of skilled and semi-skilled human resources in the workforce.

The following diagram illustrates the range of businesses that are directly involved in the construction and renovation of housing.



Numbers of People Employed in Construction: RMH and Clearwater County

Construction is a significant employment generator. A host of professions and business owners derive their livelihoods from real estate development including construction workers, builders, suppliers, civil engineers, appraisers, property managers, furnishers, interior decorators, plumbers – the list is very long.

The 2011 Census provides information on the numbers of people employed in various types of industries. According to the North American Industry Classification Code, significant numbers of local residents work in the construction industry (code 23). “This sector comprises establishments primarily engaged in constructing, repairing and renovating buildings and engineering works, and in subdividing and developing landsus data “. ¹ This category includes both residential and non-residential construction. Given the small population it is not possible to distinguish between the two categories – only the total numbers of people employed in construction are provided. No data is available for the hamlet of Caroline.

The following chart summarizes the 2011 census date. (Note that Rocky Mountain House had a 39.4% non-response rate and Clearwater County had a 45.4% non-response rate. It is unknown what impact this has on the figures provided below.)²

Area	No. Employed in Construction	Total No. Employed	% Employed in Construction
Rocky Mountain House	470	4,035	12%
Clearwater County	795	7,275	11%

Take Away: One in every 9 employed adults work in construction.

Value of Building Permits: Rocky Mountain House

The Town of Rocky Mountain House charges builders four cents for every \$100 of construction value for a building permit. Between 2005 and 2015, the Town issued permits for residential buildings worth a total of \$121,248,000. That translates into an annual average of \$11M per year in new residential construction.

¹ For the full NAICS definition see

<http://www23.statcan.gc.ca/imdb/p3VD.pl?Function=getVD&TVD=253608&CVD=253609&CPV=23&CST=01012012&CLV=1&MLV=6>

² The 2011 census data is available online - <http://www12.statcan.gc.ca/nhs-enm/2011/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CSD&Code1=4809015&Data=Count&SearchText=rocky%20mountain%20house&SearchType=Begins&SearchPR=01&A1=Labour&B1=All&Custom=&TABID=1>

Multiplier on New Residential Construction

The Finance Department of the Government of Alberta establishes the economic impact of various types of industries in order to better understand the multiplier effect of investing in a given industry. These multipliers can be imagined as concentric circles of economic impact. In the centre are the direct economic impacts (the jobs created and incomes received), followed by indirect impacts (the demand for the supplies or services needed for the jobs) and induced impacts (the ripple effects of workers having more income to spend). The residential construction industry has a distinct set of multipliers that estimate the impact of new residential construction.³ The following table illustrates this impact for Rocky Mountain House, based on the one year average. This suggests a total annual economic impact of approximately \$16.5M and the creation of direct and indirect 71 jobs.

Multiplier Calculation - Residential Construction in Rocky Mountain House		
Annual New Construction Value		\$11,022,545
<u>Effects</u>	<u>Ratio</u>	<u>Impact</u>
Contribution to GDP	0.654	\$7,208,745
Labour income	0.451	\$4,971,168
Jobs created	0.064	71
Impact on Total Output	1.498	\$16,511,772

Take Away: New Construction in Rocky Mountain House contributes over \$16.5M to the regional economy in an average year.

Take Away: Every \$1 invested in new construction returns \$1.5 to the economy.

Impact on the Regional Economy

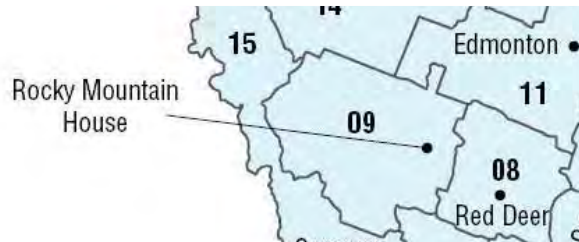
The following analysis was developed by the Conference Board of Canada.⁴ The report examines the economic impact of rural Alberta using census data from 2001, 2006 and 2011. The data is organized around census subdivisions. Larger areas are combined into “economic regions”. The area around Rocky Mountain House (No. 40), includes the Hamlet of Caroline and parts of Clearwater Country. In addition, specific information is also provided for the Town of Rocky Mountain House and all of Clearwater County.

³ Government of Alberta, *Alberta Economic Multipliers* (2015), pg. 14. Available online at <http://www.finance.alberta.ca/aboutalberta/economic-multipliers/2011/Alberta-Economic-Multipliers-2011.pdf>

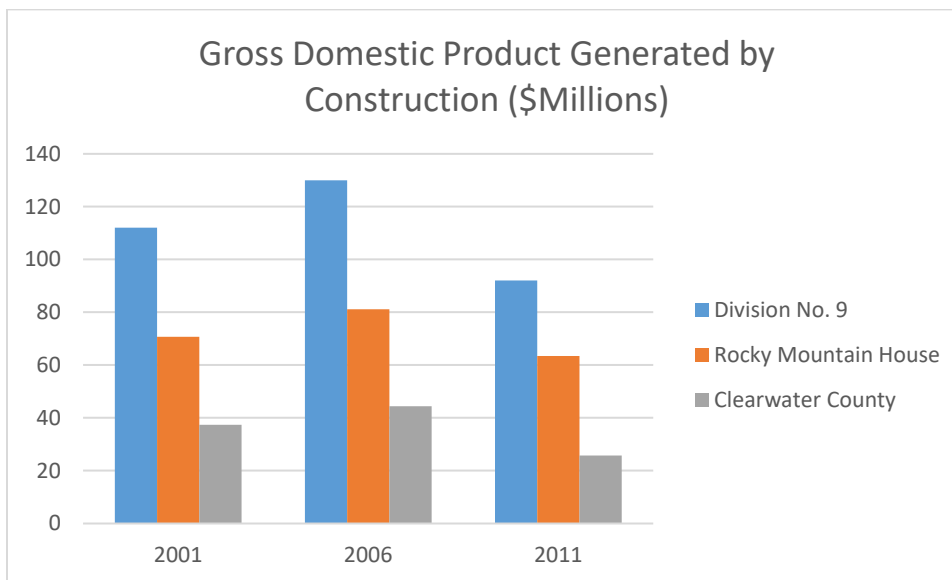
⁴

The Conference Board of Canada November 2013, *Alberta’s Rural Communities Their Economic Contribution to Alberta and Canada: Update*

Map of Census Division No. 9



The Conference Board has analyzed the overall Gross Domestic Product (GDP) for Division No. 9, and has further analyzed the contributions of various industries to the GDP. Illustrates the value of construction (residential and commercial) to the local, regional economy between 2001 and 2011.



Construction makes a significant contribution to the local GDP as the following table illustrates. The total regional GDP is provided (in \$Millions) to provide context for these percentages.

Construction as a Percentage of GDP in Division 9			
	2001	2006	2011
Total Division 9 GSP	\$961	\$988	\$1,050
Division No. 9	12%	13%	9%
Rocky Mountain House	13%	12%	9%
Clearwater County	10%	15%	10%

Take Away: Construction contributes 10% to the Gross Domestic Product of the region.

Rocky Mountain House
and
Clearwater County
Housing Needs Assessment

February 2016

Another Way
building capacities for new visions

CREO, inc. **communities:**
international **resilient, engaged, organized**

Table of Contents

Introduction.....	4
Review of Secondary Data.....	5
Location	5
Population Changes.....	5
Town of Rocky Mountain House	5
Clearwater County.....	6
Demographics.....	6
Rocky Mountain House	6
Clearwater County.....	7
Income.....	8
Rocky Mountain House	8
Clearwater County.....	9
Rocky Mountain House and Clearwater County	9
Housing Expenditures.....	10
Rocky Mountain House	10
Clearwater County.....	11
Housing Tenure	11
Housing Stock	12
Housing Development.....	13
Housing Suitability.....	15
Housing State of Repair.....	15
Rental Accommodation in Rocky Mountain House.....	15
Subsidized Housing Stock	17
Homeownership Market	18
Market for Affordable Housing Units.....	19
Property Taxes.....	20
Housing Conditions in Neighbouring First Nations Reserves	20
Context	20
Overall Well Being	20
Housing Conditions.....	21
Future Housing Demand	21
Land Use Analysis	21
Rocky Mountain House	21
Vacant Urban Land	21
Planning Policy Documents	23
Rocky Mountain House Municipal Development Plan.....	23
Rocky Mountain House Land Use Bylaw	24

Clearwater County Municipal Development Plan 27

 The Rocky - Clearwater Intermunicipal Development Plan 28

Clearwater Land Use Bylaw 30

Other Research Documents Relevant to Housing Need 31

Housing Affordability/Gap Analysis..... 31

Summary of Primary Research 34

Interviews with Subsidized Housing Providers..... 34

 Persons with Developmental Delays..... 34

 Rocky Support Services Society (RSSS)..... 34

 Westward Goals 34

 Heritage Family Services..... 35

Seniors 35

 Rocky Senior Housing Council 35

 Clearwater Centre - Good Samaritan's Society 36

 Christiansen Community 36

Social / Subsidized Housing 36

 Town of Rocky Mountain House 36

 Metis Urban Housing Corporation 37

 Moose Country Housing Cooperative 37

 Red Deer Housing Authority..... 37

Other Stakeholders..... 37

 ARDN Project..... 37

 Lord's Food Bank 38

 McMan Youth, Family and Community Services Association 38

 Aboriginal Focus 38

Issues Highlighted or Identified in Conversations 39

Focus Group Feedback 40

 Housing Demand Focus Group..... 40

 Supply Focus Group..... 41

Possible Opportunities, Solutions and Steps Moving Forward Noted in Focus Groups 42

Introduction

This document is prepared for the Clearwater Housing Steering Committee whose mandate is to (among others) “strategically identifying housing needs in the area and take action to address those needs”. Similarly, the committee will “mandate awareness in the community regarding housing needs”. “The main goal of The Community Housing Needs Assessment Project will be to contribute to and focus on housing needs for marginalized families and individuals that require affordable housing, rent supplements, low income housing and housing alternatives. This includes the working poor, people with varying abilities, families fleeing domestic violence, seniors, and single parent families.”

The Clearwater Housing Steering Committee partners include:

- ✓ Town of Rocky Mountain House (Councillors and employees);
- ✓ Clearwater County Municipal Government (Councillors and employees);
- ✓ Rocky Support Services;
- ✓ McMann Services;
- ✓ Rocky Native Friendship Center; and
- ✓ Alberta Health Services.

The purpose of this document is to summarize the information gathered as part of the Town of Rocky Mountain House and Clearwater County Housing Needs Assessment. The first stage of intelligence gathering focuses on secondary research and compiles statistical information, policy and planning documents as well as other published reports. This section focuses the current supply of housing (across a continuum of options), identifies trends affecting growth, reviews policies and regulations that govern growth, and speculates on the adequacy of future land holdings.

The second section of this document focuses on demand and will include interviews and focus group discussions. The consolidated report summarizes key drivers from both supply and demand points of view, and identifies preferences for future development, as identified by key stakeholders.

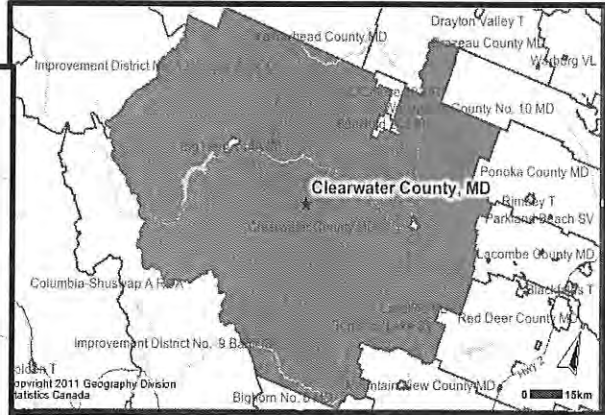
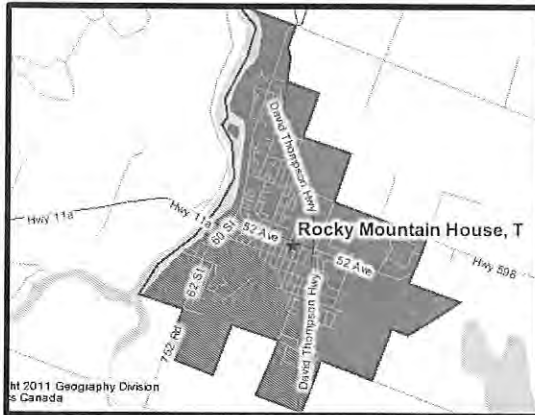
It must be noted that while the Village of Caroline is part of Clearwater County, it is its own municipality with its own CEO and Council. It relies on its own planning and development services and, as a result, the county’s development information in this report does not include development statistics for Caroline. Similarly, three First Nation Reserves are found adjacent to Clearwater County. Their housing information is not included in the county data and is noted separately where available.

In the balance of this first section of the report, findings will be presented for the Town of Rocky Mountain House (RMH) followed by data for Clearwater County (CC).

Review of Secondary Data

Location

RMH and CC are located in west-central Alberta. The following two maps illustrates the boundaries of Rocky Mountain House and Clearwater County. Maps of adjacent First Nation



Reserves are provided later in the report.

Population Changes

Town of Rocky Mountain House

According to the federal census, the population of RMH reached almost 7,000 in 2011. This represents a 19% increase in population since the last federal census in 2001. The Town's 15 year population growth rate averages 1.2% per year. Between 2006 and 2011, it had negligible growth. The Town conducted its own censuses in 2012 and 2015. The follow chart incorporates both sets of data and illustrates a more recent pattern of either stalled or declining population growth.

RMH Population Growth	Total
1996	5,809
2001	6,208
2006	6,874
2011	6,933
2012	7,300
2015	7,220

According to the Municipal Development Plan, which assumes an annual population growth of 1.53% over the 25 years, an additional 1,718 dwellings will be required by 2037.¹ This assumption may need to be reviewed given the drop in population between 2012 and 2015.

¹ Town of Rocky Mountain House (2012) Municipal Development Plan, pg. 3

Clearwater County

Clearwater County's population grew by 12% over fifteen years or an average of .8% per year. CRC's population continued to grow between 2006 and 2011. No more current, local, census data is available.

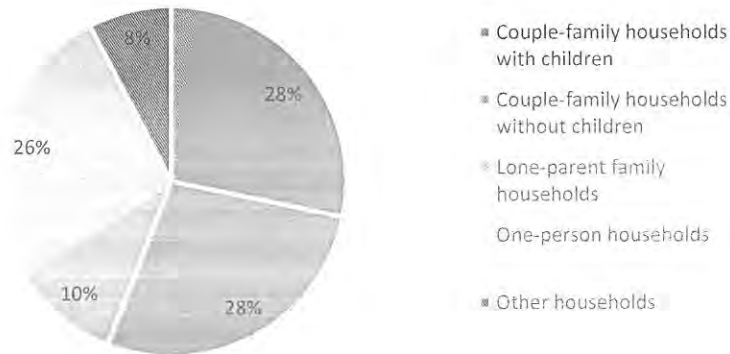
CC Population Growth	Total
1996	10,919
2001	11,505
2006	11,826
2011	12,278

Demographics

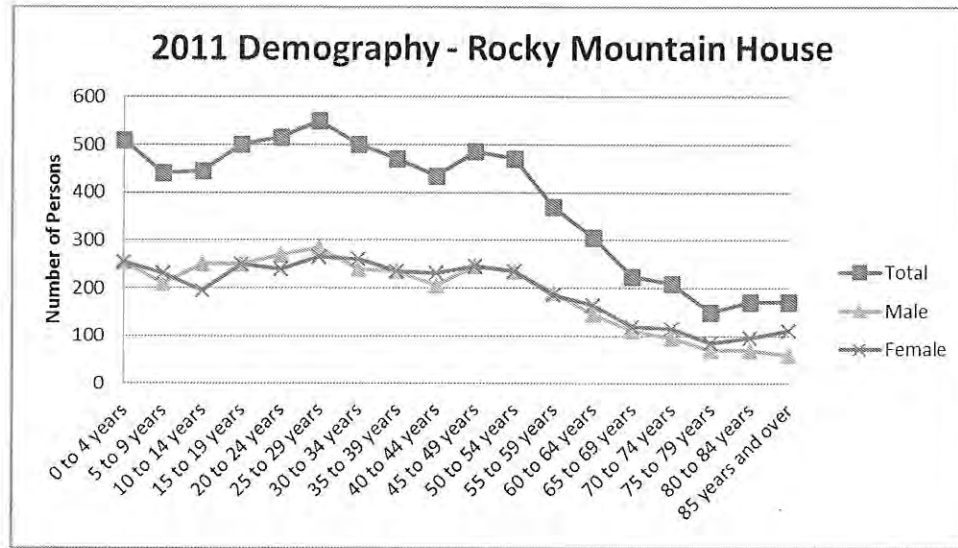
Rocky Mountain House

RMH has 2,650 households, the majority of which are "couple-family households with children aged 24 and under at home".

RMH Types of Households



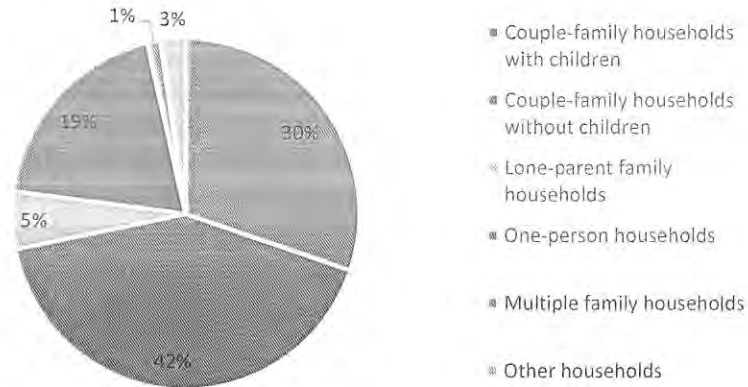
As with most communities, the average age of all inhabitants is approximately 35 years of age. Thirteen percent of residents are over the age of 65. That percentage will grow to 20% in the near future. The following graph illustrates the distribution of the population by age and sex in RMH.



Clearwater County

This household distribution is somewhat different than that found in Clearwater County. The county has proportionately fewer singles and lone parent families.²

CC Types of Households



The average age in Clearwater County is slightly higher at 38 years of age. Similarly 13% of all residents are over 65 years of age.

² Household type - Refers to the basic division of private households into family and non-family households. Family household refers to a household that contains at least one census family, that is, a married couple with or without children, or a couple living common law with or without children, or a lone parent living with one or more children (lone-parent family). One-family household refers to a single census family (with or without other persons) that occupies a private dwelling. Multiple-family household refers to a household in which two or more census families (with or without additional persons) occupy the same private dwelling. Family households may also be divided based on the presence of persons not in a census family.

Income

Low Income Cuts Offs (LICO) are used to define poverty levels. The levels are established based on the size of the municipality and the number of people in the household. If household income falls below this amount, the household is considered poor. The last LICOs were developed in 2011 and are based on household size and considered suitable for communities with populations under 30,000. Unfortunately it is not possible to obtain census data that disaggregates the low income population by size of household in either RMH or CC. This is likely due to data suppression (privacy issues) due to small population numbers. See below for the applicable, annual income thresholds by household size.

Size of Household	LICO
1 person	\$18,246
2 persons	\$22,714
3 persons	\$27,924
4 persons	\$33,905
5 persons	\$38,454
6 persons	\$43,370
7 or more persons	\$48,285

Low income data for the Central Alberta Health Region is available. That taxfiler data tells us that 9.1% of people (not households) are deemed to be low income and 10.2% of all children under the age of 18 are living in low income households.³ This would suggest that there were *approximately 1,750 low income people in both the Town of RMH and in CC.*

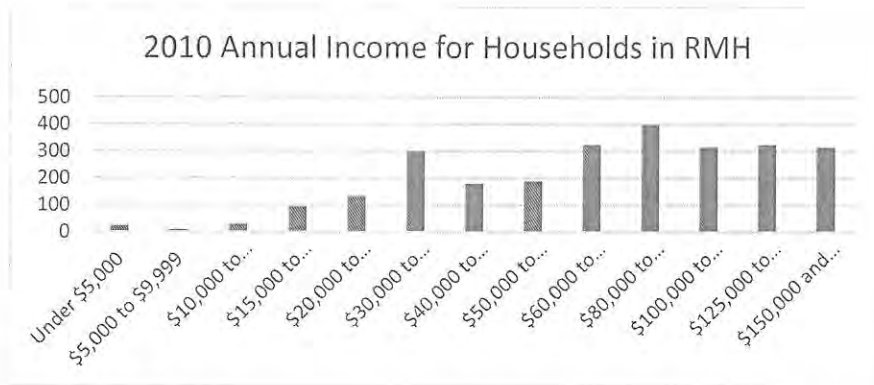
Rocky Mountain House

The census numbers of low income individuals, using the after tax low-income measure, yield slightly different figures. *The total numbers of low income people in both areas totals approximately 1,815.* The percentage of low income individuals in RMH is slightly lower at 9.4% and totals 625 people. See below for the breakdown of low income individuals by age. (Note that this information does not speak to household income, only individual income.) Children and working adults are equally likely to be poor (43%) as are likely to live in the same families.

RMH Low Income Individuals (2010)	
Total	625
Less than 18 years	270
18 to 64 years	270
65 years and over	85

This information can be supplemented by looking at the 2010 incomes of households based on \$10,000 increments. In RMH, there are 35 households who earn less than \$10,000 per year; 125 who earn between \$10,000 and \$20,000 and another 135 who earned between \$20,000 and \$30,000. These 295 households are the poorest in Town and are very likely to be in housing need unless they live in subsidized housing. The following graph shows the distribution of income by deciles.

³ Statistics Canada. 2013. Central Zone (Health Region), Alberta and Alberta (table). *Health Profile*. Statistics Canada Catalogue no. 82-228-XWE. Ottawa. Released December 12, 2013. <http://www12.statcan.gc.ca/health-sante/82-228/index.cfm?Lang=E>

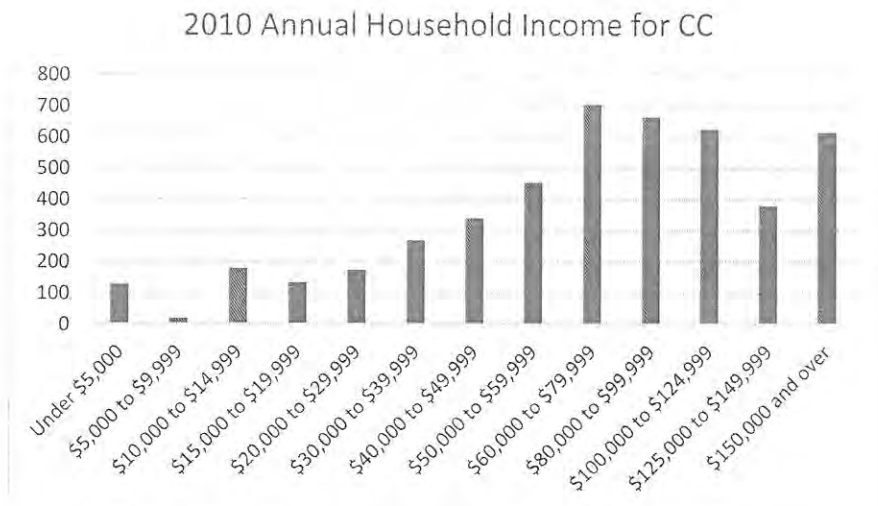


Clearwater County

In CC, 9.8% of individuals are deemed low income, with a total of almost 1,200 individuals. Unlike in RMH, working age adults are most likely to be poor (64%).

CC Low Income Individuals (2010)	
Total	1,190
Less than 18 years	275
18 to 64 years	760
65 years and over	155

As with Rocky Mountain House, Clearwater County has a distribution of income that is skewed towards the higher end of the income brackets shown below. While median income may be “high”, there are 640 households that earned less than \$30,000 in gross income in 2010. The following graph shows the distribution of incomes by decline.



Rocky Mountain House and Clearwater County

Unfortunately, available information does not tell us how many low income households exist in the area - the data is only provided for individuals. As most households contain more than one individual, one can estimate the number of low income households by using the average number of people per household. Using an average household size of 2.6, there could be approximately 700 low

income *households* in the area. This estimate appears low given the income by household data provided above and is skewed given the over-representation of single people in low income populations.

Housing Expenditures

Rocky Mountain House

The following tables illustrate how many households, by tenure, spend more than 30% of their income on housing.

All Households	Total	Spending < 30% of income on shelter	Spending > 30% of income on shelter
Total Households	2655	2150	500
Owner	1815	1555	260
With mortgage	1155	915	240
Without mortgage	660	645	15
Renter	840	590	245
Subsidized housing	80	0	75
Not subsidized housing	755	585	170

What this table illustrates is that 19% of all households spend more than 30% of their monthly income on shelter. This is lower than the Alberta average of 24%. Proportionately, 14% of homeowners spend more than 30% on shelter, whereas 29% of renters pay more than approximately one-third of accommodation. Homeowners typically spend closer to 40% of their income on housing, so these figures may include households that are “house poor” but not necessarily in housing need based on a common sense definition of the term.

Half of all households spending more than 30% are renters, most of which do not live in subsidized housing. (Note that the 2011 census data in following charts shows that 65 single people and zero families live in subsidized housing. This is inconsistent with the inventory of subsidized housing referenced later in this document.)

Of those 500 households spending more than 30% on housing, 58% are singles and 42% are families. Most singles paying more than 30% are likely to be renting rather than owning. The reverse of true of families who are more likely to be homeowners. Sixty five (65) sole parent families spend more than 30% of their income on housing – they are fairly evenly split between homeowners and renters.

Single Persons	Total	Spending > 30% on shelter ⁵
Total	870	295
Owner	395	135
With mortgage	265	120
Without mortgage	130	10
Renter	470	165
Subsidized housing	65	60
Not subsidized housing	400	100

⁴ Source: Statistics Canada - 2011 National Household Survey. Catalogue Number 99-014-X2011046.

⁵ Source: Statistics Canada - 2011 National Household Survey. Catalogue Number 99-014-X2011046.

Census Families ⁶	Total	Spending > 30% on shelter
Total	1785	210
Owner	1415	125
With mortgage	890	125
Without mortgage	525	0
Renter	370	80
Subsidized housing	0	0
Not subsidized housing	350	70

According to the census, in 2011, the median shelter cost for a rental unit in RMH was \$912; the median cost of an owned dwelling was \$1,178 per month. (The rental costs appear consistent with those of the 2014 Alberta Vacancy and Rental Cost Survey.)

Clearwater County

The following tables illustrate how many households spend more than 30% of their income on housing. Thirteen percent of all households spend more than 30% on accommodation. Proportionately, renters are more likely to spend more of their income on housing than homeowners (16% for renters vs. 12% for owners). In terms of absolute numbers, and unlike RMH, the vast majority of households spending over 30% of their income on housing are homeowners (86%).

Clearwater County Housing Expenditures ⁷			
All Households	Total	Spending < 30% of income on shelter	Spending > 30% of income on shelter
Total Households	3,915	3,415	495
Owner	3,440	3,015	425
Renter	475	400	75

In 2011, the median shelter cost for a rented dwelling was \$594 per month, whereas the median shelter cost for a homeowner was \$823.

Housing Tenure

In Rocky Mountain House, 68% of households are homeowners. This is lower than the Alberta homeownership rate of 74%. As the table below illustrates, 13% of homeowner households (335) are occupied by seniors.

RMH Housing Tenure by Age	Total	Owner	Renter
Age groups of primary household maintainer	2650	1815	840
Under 25 years	185	95	90
25 to 34 years	545	285	265
35 to 44 years	465	330	135
45 to 54 years	530	440	95
55 to 64 years	420	335	85
65 to 74 years	315	200	115
75 years and over	195	135	60

⁷ Source: Statistics Canada - 2011 National Household Survey. Catalogue Number 99-014-X2011046.

The situation is different in Clearwater County where a full 90% of households are homeowners. Further, 23% of all homeowners are over 65 years of age. Almost 300 such units are owned by seniors over the age of 75. Clearwater County staff explain that some of these seniors live on their own, whereas others live in extended families. As there are no senior's housing facilities in the county, most seniors' transition into supported housing in Rocky Mountain House.

CC Housing Tenure by Age	Total	Owner	Renter
Age groups of primary household maintainer [3]	4,695	4,210	485
65 to 74 years	700	665	0
75 years and over	320	285	35

Housing Stock

The Town of Rocky Mountain House is comprised (largely) of single family dwellings. If one includes movable dwellings into the single family dwelling category, 69% of all housing takes the form of a single, detached dwelling. See below for the breakdown of housing types in 2011. This situation is even more pronounced in the County where over 98% of all housing stock takes the form of single family dwellings.

Occupied Dwellings By Structural Type	RMH	CC
Total	2,650	4,700
Single-detached house	1,550	3,400
Apartment, building that has five or more storeys	0	0
Movable dwelling	290	1,260
Other dwelling	810	35
Semi-detached house	260	10
Row house	165	5
Apartment, duplex	35	5
Apartment, building that has fewer than five storeys	340	0
Other single-attached house	10	10

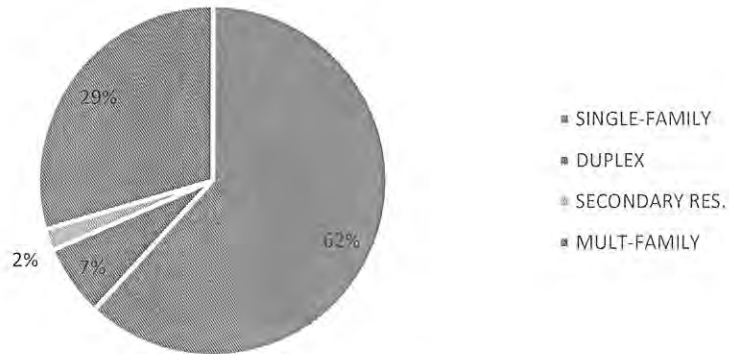
This creates an interesting mismatch between the numbers of bedrooms available and household configuration. For example, between Rocky Mountain House and Clearwater County, there are over 1,600 single person households. Yet there are only 450, 1-bedroom units available in the area. While for some singles, having two bedrooms is a preference they can afford, many might prefer a less expensive one bedroom option if it was available.

Total Dwellings by number of bedrooms	RMH	CC
0 to 1 bedroom	180	270
2 bedrooms	635	885
3 bedrooms	940	1,930
4 or more bedrooms	900	1,610

Housing Development

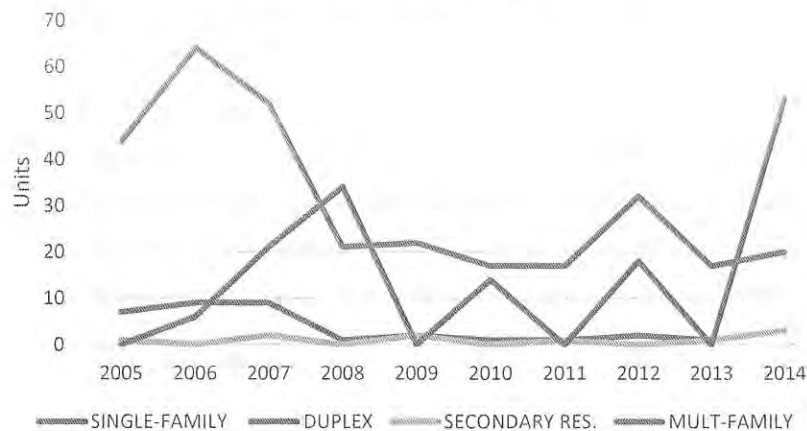
Housing starts also reflect this trend. In RMH, there were 495 residential building permits issued between 2005 and 2015. Of these permits, single family dwellings make up two-thirds of all new home construction.

RMH DEVELOPMENT PERMITS 2005 - 2014



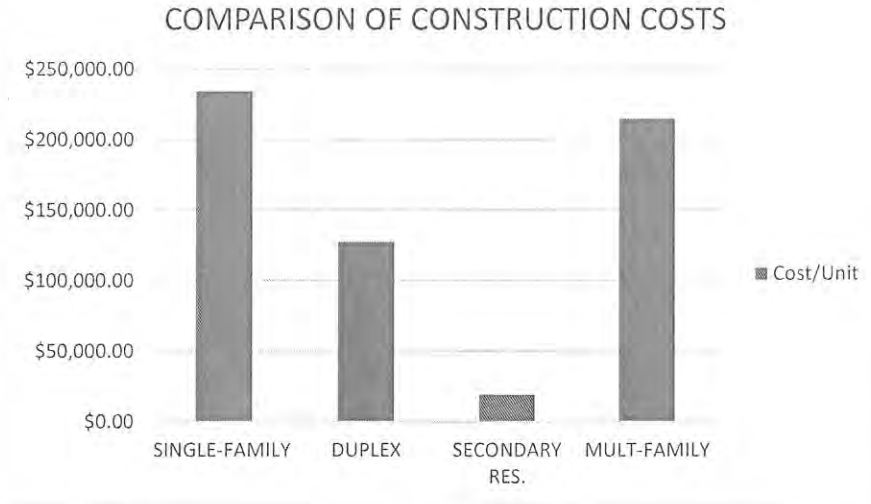
In recent years, more apartments have been built. In 2014, for example, 58 apartment units were constructed, which increased the total number of apartment units by one-third.

RMH DEVELOPMENT PERMITS

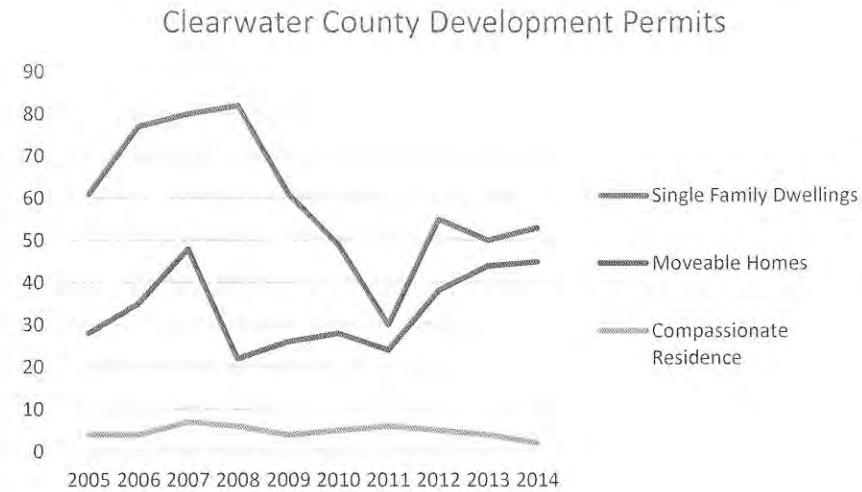


By examining the breakdown of building permits by type, we can see that there has been a steady change in the mix of *new* permits. Single family dwellings are declining as an overall percent of the new build mix. For example, in 2004, 45 of the 52 new permits issued were for single family dwellings and in 2009, 22 of 26 permits were for single homes. However, in 2014, only 20 of the 76 units built were for detached dwellings. Four apartment permits yielded 53 residential units. (The tenure of these units was almost equally divided between ownership and rental.) The number of secondary units/suites and duplexes has remained small, averaging 1 and 3 units per year, respectively.

The cost per unit has increased over time, which is to be expected. However, as the following graph illustrates, single family dwelling units are the most costly to build, followed by multi-family projects. Secondary suites are, by far, the least expensive new housing option at an average construction cost of \$19,100 per unit.



Clearwater County has also experienced a change in its development permits. However, instead of seeing an increase in multi-family units, the County has seen an increase in moveable (mobile) homes. These homes are usually 16 x 72 ft. in size and sit on piles. The units are not considered permanent dwellings. Applications for permanent single family dwellings have dropped from 66% in 2005 to 53% of all permit requests in 2014. There have been no applications for duplexes or secondary suites during that period.



Housing Suitability

The term suitability is intended to capture the degree of overcrowding in a given dwelling. The following table illustrates the suitability of the housing units in RMH and CC. In both instances, the proportion of unsuitable housing is lower than the Alberta average of 5%.

Households by Suitability of Dwelling	RMH	CC
Suitable	2535	4,585
Not suitable	115	115

In RMH, 4% of units are deemed unsuitable (the dwelling does not have enough bedrooms for the numbers, sexes and ages of the occupants).⁸ The proportion of households living in unsuitable dwellings was lower for owners (3.9%) than for renters (5.4%).

In CC, 2.4% of households live in dwellings that are overcrowded. Unlike RMH, all of the unsuitable housing units were occupied by homeowners (none of the rental units were overcrowded).

Housing State of Repair

Most of the housing in the area is deemed to be in good to fair housing condition. There are approximately 600 units in need of major repairs.⁹ It is unknown whether these units are owned or rented.

Condition of Dwelling	RMH	CC
Only regular maintenance or minor repairs needed	2440	4,315
Major repairs needed	215	380

Rental Accommodation in Rocky Mountain House

It is difficult to estimate the amount of rental housing in the County. The County only tracks type of residence, not tenure, so it is unknown how many rental units are found in the area. For example, on one quarter section, the owner is permitted to have two residences. The County would not have any way of knowing if one is a rental property.

The Government of Alberta conducts apartment vacancy and rental cost surveys every year¹⁰. The survey is limited to communities with 30 or more apartment units. Reported information is limited to Rocky Mountain House. Note that while the 2011 census indicated that there were 840 rental units, the 2014 provincial survey identified 444 rental units. Data for only 363 of these units was obtained (an 82% response rate).¹¹

⁸ Housing suitability refers to whether a private household is living in suitable accommodations according to the National Occupancy Standard (NOS); that is whether the dwelling has enough bedrooms for the size and composition of the household. A household is deemed to be living in suitable accommodations if its dwelling has enough bedrooms as calculated using the National Occupancy Standard. Housing suitability assesses the required number of bedrooms for a household based on the age sex and relationships among household members. An alternative variable the number of persons per room considers all rooms in a private dwelling and the number of household members. Housing suitability and the National Occupancy Standard (NOS) on which it is based were developed by Canada Mortgage and Housing Corporation (CMHC) through consultations with provincial housing agencies.

¹⁰ Source: Government of Alberta (2014), Rural Apartment Vacancy and Rental Cost Survey. <http://www.seniors.alberta.ca/housing/1740.html>

¹¹The census data captures all "tenant households in non-farm, non-reserve private dwellings".

The types of units captured in the survey include 267 units in walk up apartments, 50 units in four-plexes and 4 units in row housing. No single family rental units are included in the survey. This suggests that the data is incomplete and may be skewed towards those with declared revenue generating units.

The majority of the rental units (58%) are two bedroom units. Only 8% of all rental units are suitable for single person households, despite their significant numbers in the community. There are very few rental units for larger families, with no rental units containing four or more bedrooms.¹²

RMH Rental Units by Bedroom	2014
Bachelor	21
1 Bedroom	88
2 Bedroom	212
3+ Bedroom	42

The following table shows the average monthly rental rates and the vacancy rates by numbers of bedrooms. The overall vacancy rate was 2.5% in 2014, down from 2.8% in 2013.

RMH Monthly Average Rental Rates (2014)	Amount	Vacancy Rate
Bachelor	\$ 914	5%
1 Bedroom	\$ 775	2%
2 Bedroom	\$ 880	2%
3+ Bedroom	\$ 1009	2%

The following graph illustrates changes in vacancy rates over the past 10 years. The ten year median vacancy rate is 4%. The vacancy rate hit its highest point of 17% in 2010, two years after the start of the global recession in 2008. The current vacancy rate is less than half this average.



¹² This illustrates the limits of the provincial surveys as there are known to be many four bedroom rentals in the community.

Subsidized Housing Stock

While the following section deals with long-term, subsidized housing units, it should be noted that the Mountain Rose Women's Shelter offers 10 units of emergency housing for individuals and families fleeing domestic violence.

There are a total of 311 subsidized units in the area. Over three-quarters of all subsidized units are earmarked for seniors; only 3% are targeted to families.

Type of Household Served	No. of Units	% Units
Singles Independent Living	9	3%
Singles Supported Living	0	0%
Families Independent Living	9	3%
Seniors Independent Living	90	29%
Seniors Supported Living	152	49%
People with Developmental Disabilities	51	10%
Total in Area	311	

The following table illustrates the range of units available, as well as the current waiting lists for these projects. Note that active/current waiting lists are not maintained and under-represent the demand for subsidized housing. Even so, at least 100 households are currently waiting for housing.

INVENTORY OF SUBSIDIZED HOUSING IN THE AREA¹³

Operator	Type of Unit	No. Units	Waiting list
Red Deer Housing Authority (various clients)*	3 bdrm	3	8
	2 bdrm	6	
	1 bdrm	1	
Rocky Support Services Society (developmental disabilities)	Singles** in community homes	13	5
	Accessible spaces	12	
Westward Goals (developmental disabilities)	Houses/duplex***	16	
	Living with family /other supporter	10	
Town of RMH (social housing)	3 bdrm houses	3	2 -10
	6, 1 bdrm apartments; One 2 bdrm apt	7	
Rocky Senior Housing Council (seniors)	Lodge- 16, 1 bdrm, 56 bed/sitting rooms	72	50
	RMH and county Independent living - 1 bdrm	76	30

¹³ *1 unit is in Caroline; all others in RMH

** up to 3 individuals per home

***1 home owned by resident with developmental disabilities

****28 studio suites, 2 one bdrm

*****8 one bdrm, 4 two bdrm – these appear to have admissions that are not coordinated via AHS

*****2 duplexes with 5 bdrms per side

Clearwater Centre (seniors)	I/t care rooms	30	
	Supportive living suites	30****	
	Independent living apartments	12*****	
	Dementia care cottages	20*****	
Heritage Family Services (teenagers)	Group homes	n/a	
TOTAL		311	100

These global figures can be broken down by project as well as by rent and subsidy level. The average subsidy appears to be \$300 per month.

LOCATION	INCOME TYPE	HOUSEHOLD TYPE	BDRM COUNT	MARKET RENT	TENANT RENT	SUBSIDY
Caroline	AISH	Single Parent	2	\$750	\$400	\$350
RMH	AISH	Single Parent	2	\$1,311	\$961	\$350
RMH	AISH	Single	3	\$1,200	\$850	\$300
RMH	AISH	Single Parent	3	\$1,100	\$700	\$ -
RMH	AISH	Single	2	\$800	\$500	\$300
RMH	Employed	Single Parent	2	\$800	\$550	\$350
RMH	Employed	Single Parent	2	\$900	\$550	\$350
RMH	Pensions	Single	3	\$1,000	\$700	\$300
RMH	Pensions	Senior	1	\$875	\$575	\$300
RMH	Pensions	Senior	2	\$820	\$490	\$300

Homeownership Market

The Multiple Listing Service (MLS) is used to advertise homes for sale in the area. The Central Alberta Real Estate Board tracks numbers, values and characteristics of listings in the region. As of September, 2015, there were 247 residential listings for the Town and the County on the Multiple Listing Service (MLS). More than two-thirds of all listings were found in the County. Proportionately more of the units on sale were "affordable" based on an asking price of \$300,000.

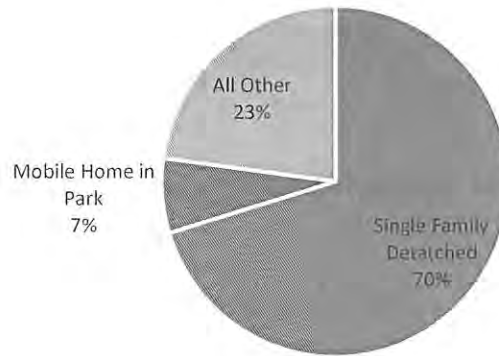
CURRENT Listings (Sept. 29, 2015)			
Sales Amount	Total	<\$300,000	% <\$300,000
Clearwater County	169	85	50%
Rocky Mountain House	78	31	40%

This current snap-shot of real estate activity is borne out by 5 years of actual sales prices. Historically, two-thirds of all sales in RMH have been for units under \$300,000, where only half of County sales have been under that price point.

5 YEAR SALES			
Sales Amount	Total	<\$300,000	% <\$300,000
Clearwater County	594	297	50%
Rocky Mountain House	669	439	66%

It would be very difficult to assess the types of homes sold in the County. Therefore, data on sales by type of unit is restricted to RMH. For example, in the past face years, 70% of all units sold were single detached dwellings. ¹⁴

RMH SALES BY UNIT TYPE



Market for Affordable Housing Units.

To understand how affordable units that sell for \$300,000 really are, the following chart breaks down the housing expenses associated with a \$270,000 mortgage and associated operating costs. This model assumes a purchase price of \$300,000 with a 10% down payment, 4% interest and a 25 year amortization.

The annual income required to afford such a home (using 35% of gross income instead of 30%) is approximately \$70,000. According to the 2011 census there were 705 households who earned between \$60,000 and \$80,000 in Clearwater County. There were 325 such households in Rocky Mountain House. (It is uncertain how many of these households own and the exact numbers of potential homeowners in the area.)

Affordability of Homeownership		
Item	RMH	CC
Mortgage	\$1,420	\$1,420
Property Tax	\$124	\$205
Utilities	\$400	\$400
Insurance	\$40	\$40
Total	\$1,984	\$2,065
Mo. Income Needed @ 35%	\$5,668	\$5,901
Annual Gross Income	\$68,014	\$70,814

¹⁴Source of all MLS data: Custom Data Run by Lorna Moore, Broker/Owner Royal LePage Tamarack Trail Realty

Property Taxes

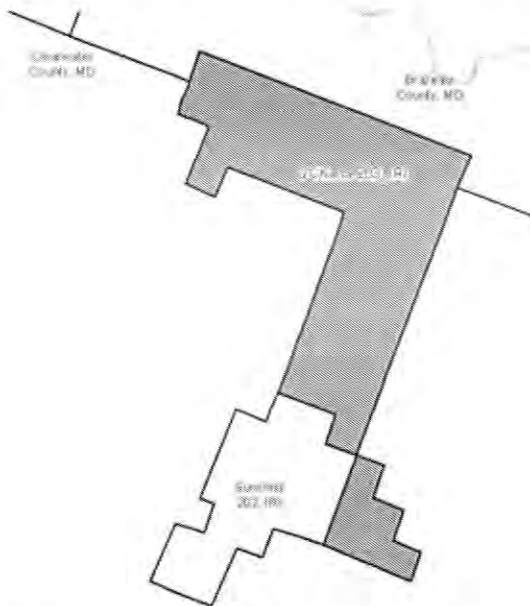
Property taxes affect the overall affordability of homeownership. To compare taxes in similar jurisdictions, the totals for residential properties valued at \$300,000 are provided in the table below. The mill rate of RMH is almost double that of CC. RMH provides tax exemptions to subsidized housing projects.

Area	2014 Residential Mill Rate	Annual Taxes on \$300,000 home
RMH	82174	\$2,465.22
CC	49535	\$1486.05

Housing Conditions in Neighbouring First Nations Reserves

Context

Clearwater County is found on Treaty Six territory. Two reserves, O’Chiese and Sunchild, are found on the border of Clearwater County, as illustrated in the map below. (There is a third First Nation, Big Horn, that is also in the general area. It is not included in this analysis.)



Information of the two First Nations Reserves was obtained from Statistics Canada and the Department of Aboriginal Affairs. (The census data should be viewed with caution as there only three-quarters of the adults responded to the 2011 survey.) Between 2006 and 2011, the on-reserve population of O’Chiese increased by 67%, growing from 450 to 751 inhabitants. During that same period, Sunchild’s population increased by 41%, rising from 482 to 677 people.

Overall Well Being

The Community Well-Being (CWB) Index score is produced by the Department of Aboriginal Affairs and Northern Development Canada (AANDC), using data from the 2011 National Household Survey conducted by Statistics Canada. The score is a blended value that includes income, education, housing, and labour force activity. In Alberta, 26 First Nations Communities scored between 0 and 50,

18 scored between 50 and 59, 15 scored between 60 and 69, 2 scored between 70 and 79, and 1 scored between 80 and 100. In the area of Clearwater County, the O'Chiese First Nation had an overall community wellbeing score of 39 whereas the Sunchild First Nation scored 47.¹⁵ This data suggest that these two communities have among the lowest wellbeing scores of any First Nations in the province.

The 2011 housing scores were better than the overall wellbeing scores. For example, the O'Chiese First Nations housing score was 46/100, while the Sunchild First Nation score was 59/100.

Housing Conditions

The following table illustrates the housing conditions on these two reserves. There is no data for average housing expenses.

Housing Indicators	O'Chiese	Sunchild
Total private dwellings	241	209
Total occupied dwellings	195	171
Percent needing major repairs	62%	46%
Average number of rooms per dwelling	5	6
More than one person per room	23%	18%
Housing is not suitable	21%	24%
Average people/dwelling	4	4

Future Housing Demand

Setting aside concerns about suitability, crowding and housing condition (particularly the presence of mould), and assuming an average of four people per dwelling, both First Nations will be in need of significant numbers of new housing units in the near future. If we assume that both Nations grow by an average of 50% between 2011 and 2016, there will be a population increase of over 700 people. Assuming four people per dwelling, this represents demand for an additional 175 units by 2016.

Land Use Analysis

Rocky Mountain House

Residentially zoned land accounts for almost half of the total land mass of the Town. The total land available for residential development is 247 hectares, 137 of which is intended to be developed at higher densities. At this time it is not possible to analyze the amount of land by type of residential zoning. This analysis could be used to determine potential density and build out.

Town planners observe that, in addition to manufactured home parks with single wide mobile homes, RMH also has RV campgrounds. In Town there are recreation RVs and seasonal campgrounds; many more RV campgrounds can be found in the County and in Alberta parks. In RMH, Centennial campground (town-owned) has 14 stalls, and Old Town Cottages (private campground) has 30 stalls. RVs are not considered a form of housing.

Vacant Urban Land

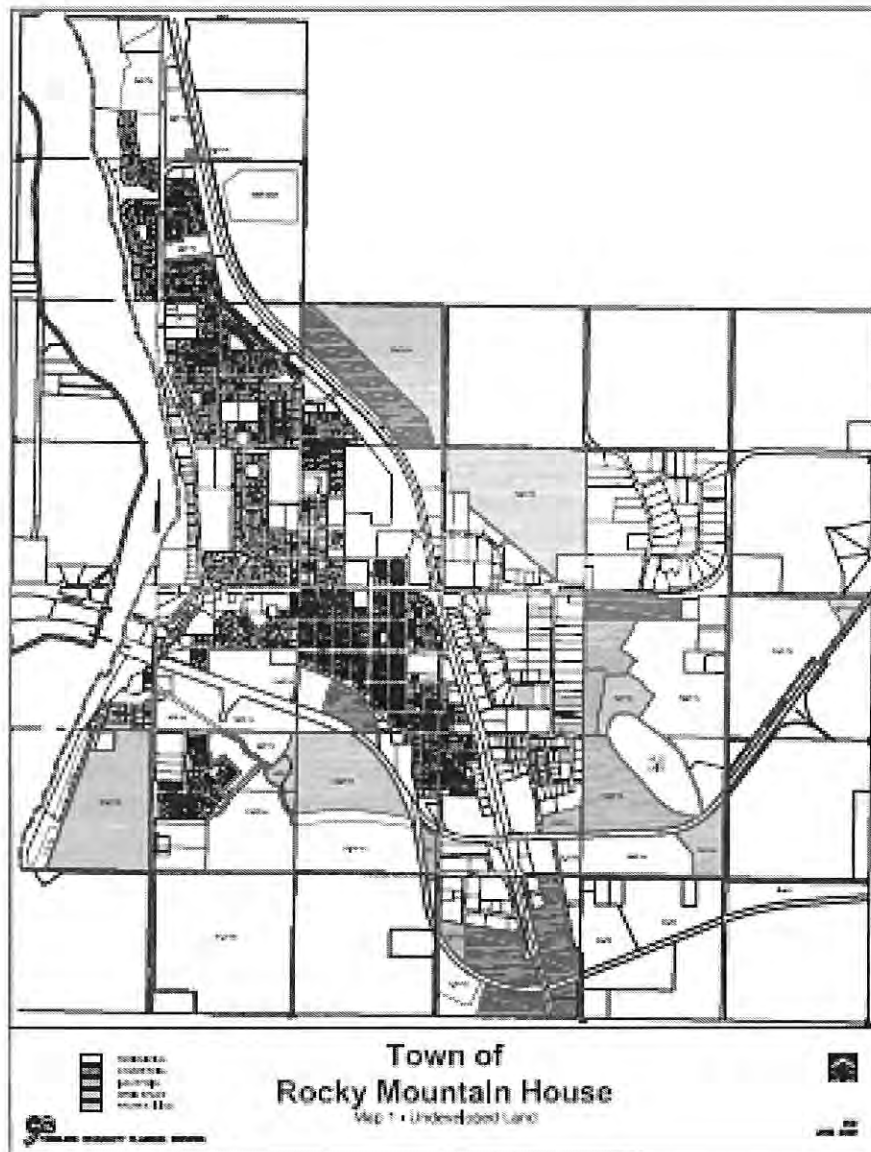
In RMH, there are 2,971 records of vacant land as of 2015. Of these records, the vast majority (87%) are residential. Within the residential category, 1,698 or 66% are zoned for single family dwellings.

¹⁵ Source: Aboriginal Affairs and Northern Development Canada (2014). Alberta - Well-Being in First Nations Communities: The Community Well-Being (CWB) Index, 2011. <https://www.aadnc-aandc.gc.ca/eng/1321622361615/1321622954255>

The balance of the land is zoned for duplexes, townhouses, apartments and mobile homes. The Land Supply and Growth Study conducted in 2009 concluded that “there is enough residential land for about the next 10 – 20 years”.¹⁶

RMH Vacant Land (2015)	Records
Residential	2,594
Commercial (Including Farmland)	368
Industrial	9
Total	2,971

See the following 2008map of vacant properties in RMH.¹⁷ As there has not been a huge amount of development, the map still provides an overall indication of the availability of developable land.



¹⁶ Town of Rocky Mountain House (May 2012). Municipal Development Plan, pg. 3.

¹⁷ Parkland Community Planning Services (October, 2008). Land Supply and Growth Study, pg. 26

The off-site levies for residential properties are calculated on a per hectare basis and vary by area of Town. An average servicing cost is approximately \$26,864/ha. Similarly, an average serviced vacant residential lot costs between \$110,000 and \$115,000.

There is no information on vacant residential land in the County. There is a potentially very large supply should agricultural land become converted to residential purposes.

Planning Policy Documents

In order to understand the planning context, the following documents have been reviewed for their policies and goals for housing in Rocky Mountain House.

Rocky Mountain House Municipal Development Plan

The MDP guides future growth and development. The plan speaks to the issue of affordable housing, but it does not set specific targets or mechanisms by which to increase its supply. Section 10 speak to the goals for future housing development. Selected policies are provided below in order to illustrate both the intent and the detail provided to the reader.

Goal

To create inclusive neighbourhoods containing a range of housing opportunities and related compatible uses supporting the needs and preferences of a variety of household types and income levels.

Objectives

- a) Promote the establishment of attractive and pleasant neighbourhoods that are designed based on the principles of social, environmental and economic sustainability and that do not impact adversely on the existing community.
- b) Provide for a mix of housing types and forms to meet a variety of lifestyles, special needs, life cycle demands, affordability and market preferences.
- c) Encourage re-investment and infill in older neighbourhoods.

Policies

- 10.4** The residential density for new neighborhoods shall be at least 12.5 New Neighbourhoods dwelling units per gross developable hectare unless otherwise approved in an Area Structure Plan or Area Redevelopment Plan. Higher densities shall be encouraged where there is sufficient capacity in the major municipal utility infrastructure.
- 10.5** The Town shall encourage a mix of housing types and forms in all residential neighbourhoods including dwelling units in combination with compatible non-residential uses, live-work units (units with home occupations) and secondary residences. This Town shall avoid excessive concentration of any single type of housing. Duplex and multi-family residential units shall make up at least 30% of the total housing units in a residential neighbourhood unless otherwise approved in an area structure plan. Duplexes shall be dispersed within the R2 – General Residential and the R – 3 Multiple Family Residential Districts and shall be placed on lots of sufficient size. Where detached housing shall be a predominant use, the Town shall strive for provision for a variety of housing types properly located relative to each other with a transition of densities.

- 10.6** The Town may consider the development of higher density residential uses (3 or more units) in accordance with the following guidelines:
- the development is adjacent to or in close proximity to collector and/or arterial roads;
 - the use is compatible with surrounding land uses;
 - if located in an existing neighbourhood, the site is suitable for the proposed form of infill development; and
 - the development is in a location where all necessary services and amenities can readily be provided
- 10.6** Manufactured home parks shall be located in areas as provided for in **Park** and Area Structure or Outline Plans.
- 10.8** The Town of Rocky Mountain House encourages the provision of affordable and special needs housing in the community. Specifically:
- the Town shall encourage the Government of Alberta and the Government of Canada to fulfill their mandates with respect to the provision of affordable housing;
 - the Town may partner with private, public and non-profit organizations in the creation of affordable housing and special needs housing;
 - for this purpose, affordable housing shall be defined as appropriately designed dwelling units that are accessible to households below the Province's Core Need Income Threshold for Rocky Mountain House.
 - the Town shall ensure planning and design considers needs for seniors and people with disabilities.
- 10.12** Residential and mixed use infill projects that make a positive contribution to the image and quality of older neighbourhoods shall be encouraged where there is adequate capacity in the major municipal infrastructure. The provision of residential infilling and higher density residential development shall be encouraged so as to compliment future low density single family residential development in other areas.
- 10.13** The Town shall periodically review its regulations respecting secondary residences
- 10.14** The Town may continue to have involvement in the residential land market through public land banking.

Rocky Mountain House Land Use Bylaw

The Land Use Bylaw (LUB) governs the development of residential uses in RMH. It is the most commonly used tools of housing developers and development officers. The Bylaw reflects the overarching goals of the Municipal Development Plan and specifies the rules and regulations for the development of residential uses, including the following:

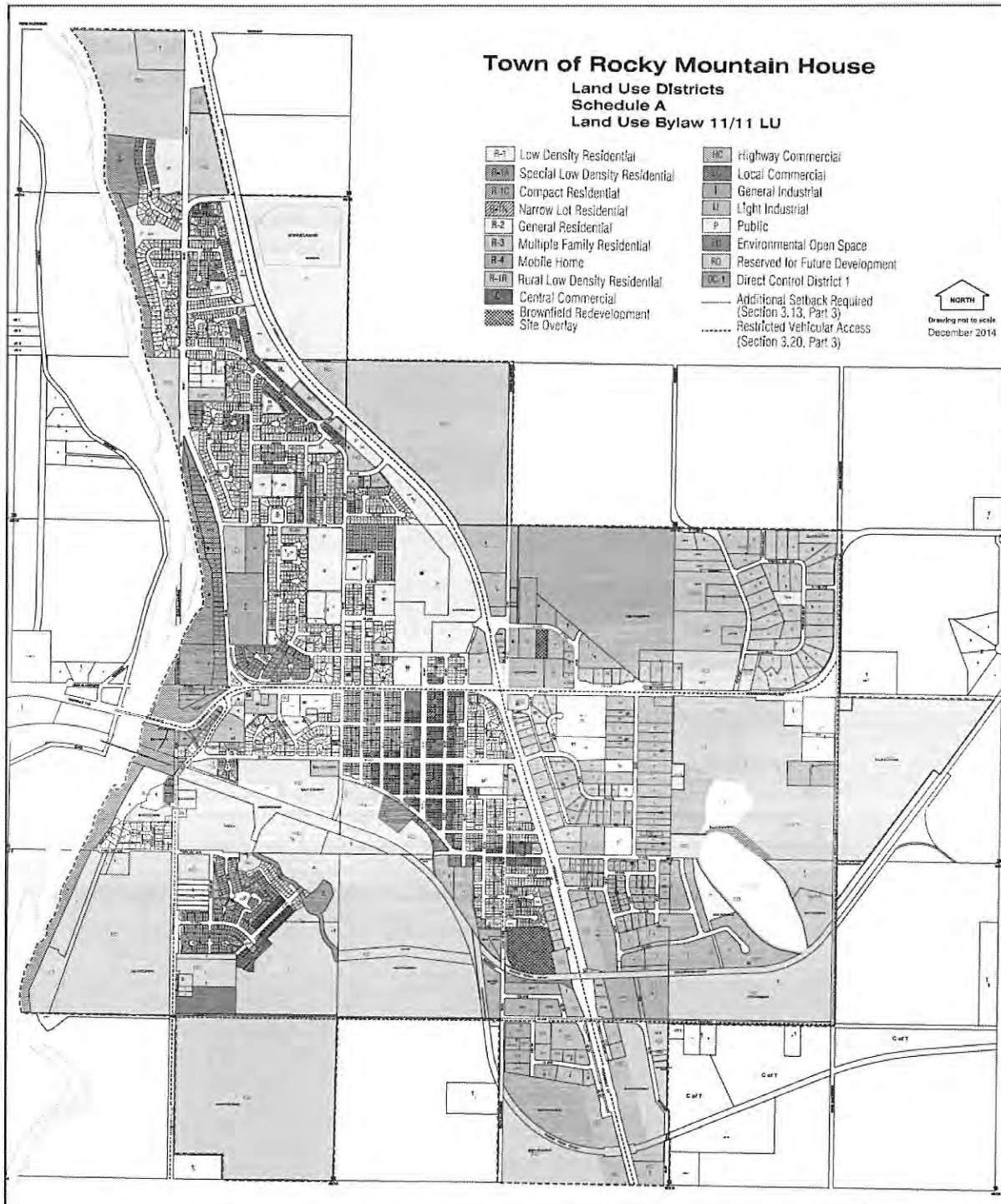
- Types of residential uses permitted in RMH, from low density residential (R1) to manufactured home district (R4);
- Restrictions on where certain residential uses can be located and on what terms, e.g. secondary suites and mobile homes;
- Minimum lot area required per dwelling;
- Maximum density of units per hectare in a given land use category;
- Permitted and Discretionary uses within land uses;
- Other regulations including height, landscaping, etc.

The following table demonstrates how the goals of the MDP are reflected in the Land Use By-Law (LUB) and how it has come to be that the vast majority of residential land is occupied by Single Family Dwellings (as reflected in the R1 and R2 categories). Mixed use categories are found in Central Commercial and Highway Commercial zoning districts.

Note that the LUB specifies minimum house sizes. For example, in the Low Density Residential District (R1), the smallest house that can be built on a property would measure 1,074 sq. ft. (100 m²). This increases to 1,356 sq. ft. (126 m²) in R1a. There is a provision for development of compact dwellings on narrow lots in R1n, which reduces the minimum footprint to 678 sq. ft. (63 m²). The smallest developable unit is a bachelor suite at 538 sq. ft. or 50 m².

Land Use Zone	Interior Lot Min Area m2	Minimum Development Size	Max Density/Ha
R1	515	100 m ²	19.4
R1a	650	126 m ²	15.4
R1c	400	84 m ²	25
R1n	380	63 m ²	26.3
R1r	2,023	111 m ²	4.9
R2 Duplexes	275	82.5	36.4
R2 Row Housing	185	78	54.1
R2 Fourplexes	135	50	200
R2 Apartments	82	50	200
R3 Row Housing	185	78	54.1
R3 Fourplexes	135	50	200
R3 Apartments	82	50	200
R4	325	55	17
R - I			14

The following map illustrates the location and amount of land set aside for each type of residential area.



The Land Use Bylaw permits group homes in all R1 and R2 residential land uses classes which allows for the greatest flexibility in placing such units. R2 and R3 districts allow for more intensive development including duplex, fourplex and apartment developments. Significant portions of land are zoned R2 and R3.

Clearwater County Municipal Development Plan

The County generally encourages the continued use of agricultural land. The only types of residential subdivisions encountered by County planners are first parcel acreages from a quarter section and Residential Estate multi-lot subdivisions which are small grouped acreages with communal water and wastewater. Putting in new services makes these types of lots very expensive. The County has very few districts that are meant to accommodate any sort of rental units or multi-family housing. Most are intended for single family housing. In the Hamlets the Residential District allows for duplexes, boarding or lodging houses, social care facilities, apartments, fourplexes, townhouses and row houses. Currently, this is the only district in which affordable housing could be placed.

The following excerpts from the MDP illustrate the range of housing policy in the county.¹⁸

Clearwater County recognizes the need to provide for a range of rural housing opportunities. Living in rural areas is a popular alternative to urban living and is recognized as a legitimate lifestyle choice. The Municipal Development Plan (2010) facilitates various opportunities for rural residential development as part of a strategy for providing housing diversity and choice, including housing in hamlets.

6.1 Goals

Rural residential goals are:

6.1.1 Facilitate appropriately located and serviced rural residential development to meet the diverse housing needs of the County's residents.

6.1.2 Minimize the impacts of rural residential development on productive agricultural lands and environmentally sensitive areas.

6.1.3 Promote rural residential development that contributes to a sustainable settlement pattern.

6.2 Policies

General rural residential development considerations

6.2.1 Recognizing rural residential development will be required to accommodate future population growth and to help sustain rural infrastructure, especially schools, Clearwater County views that rural residential development which is appropriately located and designed to the satisfaction of the County is compatible within the rural area, including adjoining and nearby agricultural operations.

6.2.2 Except for a first residential parcel and a fragmented parcel, in approving a rural residential subdivision each proposed parcel shall be redesignated to the applicable County residential land use district.

6.2.3 When considering a proposed rural residential subdivision, Clearwater County may require that the proposed subdivision: (a) demonstrates the site has attributes suitable for rural residential development; (b) is appropriately located and designed such that it effectively embraces, and conserves where appropriate, the visual and environmental qualities of the area, including topography, landscapes, water features, native habitat and biodiversity values; (c) identifies mitigating strategies to

¹⁸ Source: Clearwater County (2010), Municipal Development Plan.
<http://clearwatercounty.ca/departments/page.jsp?pid=47>

minimize impacts on natural resources, including productive agricultural land, water, aggregate and energy resources; and (d) the proposal can be reasonably served by social and physical infrastructure.

6.2.4 Clearwater County shall require that each parcel to be approved for a rural residential development: (a) has legal access and year-round physical access developed to meet County standards; (b) has a sufficient developable area which for a privately serviced parcel shall be no less than 0.40 hectares (1 acre) in size and for a communally serviced parcel shall be no less than 0.10 hectares (0.25 acres) in size; (c) has a water table at a depth of at least 2 metres (6.56 ft).

6.2.10 A traditional multi-lot rural residential subdivision may be approved only on lands within: (a) the Ferrier-Garth Area Structure Plan; (b) the Law Area Structure Plan; (c) the Nordegg Development Plan; (d) a residential outline plan approved by the County prior to the adoption of the Municipal Development Plan (2010); (e) any land designated in the Land Use Bylaw as County Residence District or County Residence Agriculture District prior to the adoption of the Municipal Development Plan (2010); and (f) a plan adopted pursuant to policy 6.2.21.

6.2.11 Clearwater County shall require traditional County residential parcels to meet the following parcel sizes: (a) traditional County residential parcels with individual private services: a minimum of 0.91 hectares (2.25 acres) and a maximum of 1.46 hectares (3.6 acres); (b) traditional County residential agricultural parcels: a minimum of 1.46 hectares (3.6 acres) and a maximum of 2.02 hectares (5 acres).

6.2.13 Clearwater County may approve an residential estate subdivision provided all criteria in this Plan, including the following criteria, are met to the County's satisfaction: (a) the proposed subdivision is supported by an area structure plan or outline plan adopted by the County; (b) the access to the proposed subdivision is located within 1.6 kilometres (1 mile) of a paved road, such distance being measured along the road that provides access to the subdivision; (c) the land on which the residential estate subdivision is proposed has a Farmland Assessment Rating of 34 percent or less, except that up to 15% of the land to be subdivided for residential purposes may have a higher rating; (d) the proposed subdivision is not within 0.8 kilometres (0.5 miles) of an area considered by the County to be a surface resource extraction area or a potential surface resource extraction area, or within 0.8 kilometres (0.5 miles) of a designated haul road; and (e) each residential parcel shall be accessed by an internal access road.

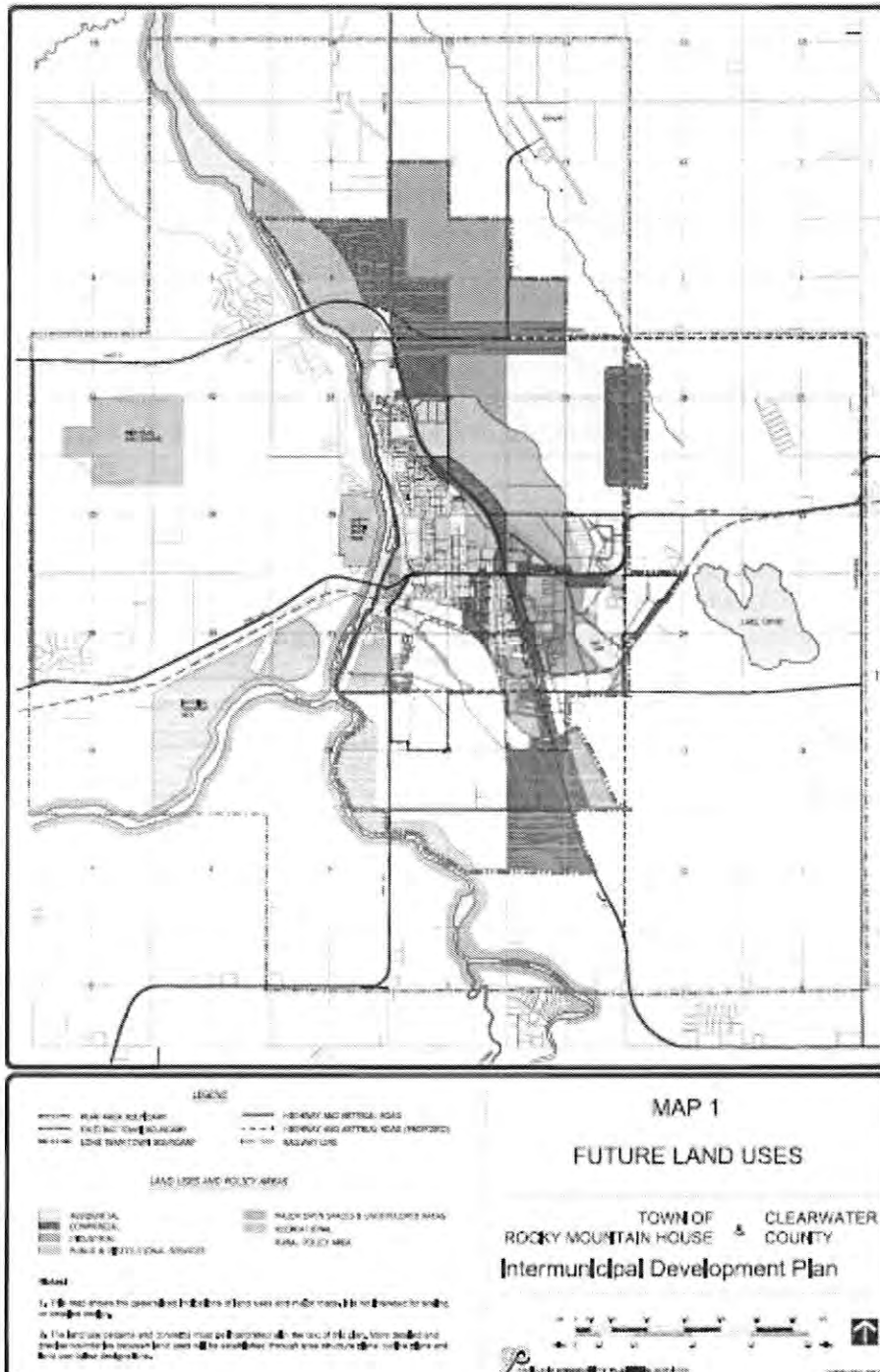
6.2.15 Clearwater County shall require residential estate parcels to meet the following parcel sizes: (a) residential estate parcels with both communal wastewater and communal water services: a minimum of 0.20 hectares (0.50 acres) and a maximum of 0.61 hectares (1.50 acres); and (b) residential estate parcels a communal water system and individual private engineered wastewater systems approved by the appropriate Provincial Government department and Clearwater County: a minimum of 0.50 hectares (1.25 acres) and a maximum of 0.81 hectares (2 acres).

6.2.16 The maximum number of residential parcels permitted in a residential estate subdivision shall be determined in accordance with the formula provided in Appendix A, which forms part of this Municipal Development Plan (2010).

The Rocky - Clearwater Intermunicipal Development Plan

The Intermunicipal Plan, approved in 2007, provides criteria for the location of rural residential development, and identifies areas appropriate for urban residential development to ensure an adequate

supply of land and reduce the potential for conflict between residential uses and non-residential uses.¹⁹
The following map illustrates the future of housing development in the Town and the County



¹⁹ Source: (2007) Rocky-Clearwater Intermunicipal Development Plan.
http://clearwatercounty.ca/document/media/1288377194479_PWestCountryAssistantClearwaterCountyWebPagePlanningPlanningRockyClearwaterIDPJuly2007.pdf

Clearwater Land Use Bylaw

The Clearwater County Land Use Bylaw specifies the densities permitted in the residential zones in the County²⁰. The following sections are copied directly from the Bylaw.

Number of Dwelling Units Allowed Per Parcel

(1) Except as otherwise provided for in this Section not more than one dwelling unit shall be allowed on a parcel of land in a district in which a residence is permitted.

(2) No second or additional dwelling unit may be constructed or placed on a parcel of land unless a development permit for such purpose has been issued.

(3) A development permit application for a second residence to be constructed or located on a parcel of land in an agricultural district containing a minimum of 32 hectares (80 acres) shall be approved if: (a) the second residence is located in the same yard as the principal residence, unless another location is approved by the Development Officer; and (b) the site criteria in this Section and any other applicable provisions in the Land Use Bylaw and Municipal Development Plan are met to the satisfaction of the Development Officer.

(4) A development permit application for a third or additional residence on a parcel of land in an agricultural district containing a minimum of 32 hectares (80 acres) may be approved as a permanent or temporary residence if: (a) the third or additional residence is to be occupied by a person who will be solely, or mainly, employed in a farming or a confined feeding operation on the site, or for a bona fide need; (b) the third or additional residence is located in the same yard as the principal residence, unless another location is approved by the Development Officer; and (c) the criteria in this Section and any other applicable provisions in the Land Use Bylaw and Municipal Development Plan are met to the satisfaction of the Development Officer.

(5) A development permit application for a second residence to be constructed or located on a parcel of land in an agricultural district containing less than 32 hectares (80 acres) may be approved only as a temporary residence, and only if: (a) the second residence is to be occupied by a person who will be solely, or mainly, employed in a farming or a confined feeding operation; (b) the second residence is located in the same yard as the principal residence, unless another location is approved by the Development Officer; and (c) the criteria in this Section and any other applicable provisions in the Land Use Bylaw and Municipal Development Plan are met to the satisfaction of the Development Officer.

The Hamlet Residential District permits single detached dwellings. Discretionary uses include boarding or lodging houses, duplexes, social care facilities, manufactured homes, multiple housing: apartments, fourplexes, townhouses, and row housing.

²⁰ Source: Parkland County Planning Services and Clearwater County, (2011). Clearwater County Bylaw 714/01. <http://docs.clearwatercounty.ca/ckfinder/userfiles/files/council/Bylaws/ADOPTED%20Bylaw%20931-11%20w%20Schedule%20A.pdf>

Other Research Documents Relevant to Housing Need

The 2014 report on Rural Alberta Homelessness included references to housing need in Rocky Mountain House.²¹ What follows are some facts and quotes taken directly from the report.

Interviewees suggested that the numbers of homeless people are increasing. There are many hidden homeless people; 1 or 2 rough sleepers and temporarily housed families at the women's shelter. (pg. 35) "A small number of homeless can be found in ditches, backyards and parks or forested areas. Rocky Mountain House.... reported some rough sleeping alongside hidden homelessness. Notably, a significant proportion of chronically homeless and rough sleepers were reports to be Aboriginal people, particularly in areas with proximity to reserves or settlements". (pg. 41) "In areas like... Rocky Mountain House...where a high number of Aboriginal communities and reserves exist near the town, this was even more visible given that the majority of homeless people are reported to be Aboriginal". (pg. 41)

"Some centres are experiencing rapid growth brought on by regional economic development, often tied to the oil and gas industry...As an interview from Rocky Mountain House noted, 'things get worse, when things are good' – referring to the fact that a booming economy creates stress on households." (pg. 36) "Along with Camrose, Cochrane, and Rocky Mountain House, recreational trailers and other inadequate housing options have become a means of mitigating the lack of rental stock in response to economic and demographic shifts in the locality. Rocky Mountain House has year-round camp-grounds where hundreds of people are reported to live". (pg. 37)

The Mountain Rose Women's Shelter Needs Assessment and Facility Requirements report is somewhat outdated having been written in 2009 and having spurred the development of additional emergency/ shelter beds. Nonetheless, the report does reference the need for "second stage" housing – housing that victims of family violence can affordably and safely access after their time in the shelter. An estimate of the number of women and families needing such units is not provided.²²

Housing Affordability/Gap Analysis

In order to be able to afford average rental rates (i.e. spend no more than 30% of their gross income on housing), households would have to earn the incomes noted below. These Core Need Income Thresholds (CNITS) are set by the Province of Alberta, adjusted for each municipality. The following table reflects the CNITS for Rocky Mountain House (2014).²³

Theoretical Affordability Thresholds for Renters in Rocky Mountain House (CNITs)					
Bedrooms	Bachelor	1 Bedrooms	2 Bedrooms	3 Bedrooms	4+ Bedrooms
Income Needed	\$28,500	\$33,500	\$40,000	\$43,000	\$48,500
Mo. Payment	\$713	\$838	\$1,000	\$1,075	\$1,213

²¹ Source: Wagemakers Schiff, Jeannette and Turner, Alina (2014). Rural Alberta Homelessness. <http://www.homelesshub.ca/resource/rural-alberta-homelessness>

²² Source: McCready Consulting (2008). Mountain Rose Women's Shelter Needs Assessment and Facility Requirements.

²³ Source: Government of Alberta (2014), Core Need Income Thresholds (CNITS). [http://www.seniors.alberta.ca/documents/hs/CNITs by Municipality for posting on Ministry website Canmore Update.pdf](http://www.seniors.alberta.ca/documents/hs/CNITs%20by%20Municipality%20for%20posting%20on%20Ministry%20website%20Canmore%20Update.pdf)

When the actual rental payments (for all rental units, not just apartments) are used as the reference point, it becomes clear that actual payments for bachelor units in RMH exceed CNIT thresholds and, therefore, are not affordable. The balance of the units in RMH appear to be affordable.

Comparison vs. Average Rents Paid in RMH (Alberta Rental Cost Survey, 2014)

Bedrooms	Bachelor	1 Bedrooms	2 Bedrooms	3 Bedrooms	4+ Bedrooms
CNIT Affordable Payment	\$713	\$838	\$1,000	\$1,075	\$1,213
Average Mo. Payment	\$914	\$775	\$880	\$1,009	unknown
Affordable?	No	Yes	Yes	Yes	Unknown

These figures suggest that on, *average*, most rental units (not including single family dwellings) are affordable to *average* income earners. This is clearly not the case for people on fixed incomes (e.g. adults on AISH or seniors receiving OAS). With the exception of those on fixed incomes, it appears that the affordable housing gap has more to do with the absence of stock than about prevailing rental rates. This thesis will be tested during the demand phase of the research.

The determination of the numbers of types of units needed to ensure housing affordability, suitability and adequacy is more of an art than a science. The limitations of the census data, for example, do not allow for cross-tabulations of renters by household size and average shelter expense. Nor does the data allow for a cross-tabulation of housing expenses by housing suitability. As a result, the gap analysis is presented as a range of numbers or scenarios depending on how affordability is calculated. The following chart is conservative in that it does not include the households that are over-crowded or those living in poor housing conditions. It is assumed that some of these households are also in core housing need due to over-crowding rather than income, but the exact overlap is unknown. To this extent the shortfall in appropriate housing is likely underestimated.

At the biggest picture, there are over 1,000 households in RMH and CC can could be considered to be in housing need, i.e. they spend more than 30% of their income on housing. The breakdown by area is provided below.

Households in Housing Need	No. Households	
	RMH	CC
Renters Spending more than 30% of income on housing	245	75
Owners Spending more than 30% of Income on Housing	260	425

In RMH, these figures can be refined further to distinguish between families and singles. As the following table illustrates, 59% of those paying more than 30% for housing charges are singles; 41% are families.

Households in Housing Need by Household Type (RMH)			
Tenure	Total	Singles	Families
Renters Spending more than 30% of income on housing	245	165	80
Owners Spending more than 30% of Income on Housing	260	135	125
Total	535	300	205

Some experts argue that homeowners who are house poor are not in genuine housing need because they have an asset that they can sell. Using this more conservative approach, it is possible to focus only on renters in housing need. This would reduce the pool to 320 renters. It might be further argued so that some of these people already receive a subsidy and should, therefore, be removed from this list. By removing the 65 renters who live in subsidized housing, this reduces the gap to 255 renters²⁴. If one assumes that this figure encompasses families dealing with overcrowding or living in substandard conditions, there is a bare minimum need for another 240 -255 affordable housing units in the region.

Renter Households Spending More than 30% on Housing NOT living in Subsidized Housing		
	RMH	CC
Single Persons	100	40
Single Parents	30	25
Other Families	40	5
Total	170	70

Although singles represent 58% of those in housing need, additional affordable housing units would need to serve a mix of family and single persons.²⁵

²⁴ Note that various census tables reference either 65 or 75 people living in subsidized housing. This is likely due to rounding errors. To be conservative, the lower figure is used.

²⁵ Note that there are rounding errors throughout the census data, so some of the totals in the tables referenced in this section may vary by up to 15 households.

Summary of Primary Research

Interviews with Subsidized Housing Providers

Persons with Developmental Delays

Rocky Support Services Society (RSSS)

RSSS offers group homes with 24 hour staffing and studio apartments for independent living to persons with developmental delays. Currently, there are 12 fully accessible wheelchair spaces in 3 separate homes on properties owned by the Society. In addition, RSSS supports 13 adults in 4 community homes which are not accessible and which are rented from private landlords.

Since January 2015 the Society has received 5 distinct requests from families for space for a family member. There are no spaces available to accommodate requests, and PDD does not keep statistics regarding future need. The school currently has 5 to 10 students with developmental delays who will be graduating over the next 10 years and will be looking for housing.

The Society is currently developing and planning to develop further properties that include a revenue generation component by offering rental units to other community members. Examples being designed and built include 1) a property which will have 10 spaces, with 2 of the spaces available for non-agency clients who need accessible housing; 2) a future development with universal access and some of the units designated for community members to rent; 3) a future property with accessible units, an executive suite for rent, and a 3 bedroom unit for individuals with developmental delays; and 4) a building with 3 bachelor suites in a walkout basement along with 6 individuals with developmental delays sharing upstairs accommodation. All these follow a 'mixed housing' approach on each property.

It was noted that the supports available for the current 80 adults in Rocky with developmental delays are maxed out. While the community can currently absorb that many people without major implications, any additional individuals needing supports will result in challenges. Accommodation is a critical issue moving forward.

Westward Goals

The agency also works with clients with developmental delays and is funded by the government. Currently, there are 5 houses rented including a duplex with 3 people in 1 side, and the remaining 4 houses with 3 people in each. All residents but one have to have 24/7 staff support; the other person is able to manage for a couple of hours on their own. In addition, one of the agency's clients owns their own home and lives alone. All houses are staffed 24/7.

Most of Westward Goals' clients come from the old Michener Centre in Red Deer. The agency is starting to get younger clients than what was typical in the past as individuals reach adulthood and begin moving out on their own. Some do continue to live in the family home as adults.

There are 16 individuals living in housing supported by the organization. In addition, there are 10 more living with family or other supporters in the community. Typically, parents would like their children to move out, but disability support services are moving away from supporting group or independent living arrangements without also considering how to assist with employment support (this is largely to ensure efficiency in support costs).

Currently, the rental market is amenable, but as properties are sold and/or become less suitable to client needs, there will be fewer suitable properties. The agency is considering purchasing a house to use for respite for seniors who need just a bit of support and/or help for a few days here and there.

Children are also offered services, thus Westward often sees people before they become adults. As adults, they may stay connected to agency services (e.g. individuals with FASD have lifelong support needs) or they may function on their own (e.g. individuals with Autism often live independently).

Heritage Family Services

Heritage supports teenagers with developmental challenges. In Rocky, 90% of the agency's clients are Aboriginal.

The agency operates 1 group home for youth in Rocky. The group home has 2 tiers - 7 to 12 years of age and 12 to 18 years of age. It currently houses 3 youth. Supports are offered on site, and a school is attached to the group home.

Heritage also operates 2 transition homes, each with seven bedrooms. These transition homes are for youth 16 years of age and older, and offer semi-independent living. There are currently 12 residents in these homes. Upon reaching 18 years of age, the residents are transitioned to other adult supportive living arrangements or move to independent living in the community.

Seniors

Rocky Senior Housing Council

The Senior Housing Council oversees most of the seniors' subsidized housing in the County, including Westview Lodge and the Alberta Social Housing Corporation units.

The Westview Lodge offers subsidized/low income accessible accommodation in the form of room and board for fairly independent seniors. (The average age of residents is 87 years, and 80% have walkers). There are 16 one bedroom units and 56 combination bed/sitting rooms occupied by 82 residents (maximum number of residents is 88). Many of the residents have pensions and other resources, so there are some single seniors who pay extra rent to be in one bedroom units (usually occupied by senior couples). There are currently 50 names on the waiting list for a room at the lodge.

The self-contained units managed by the Council are found in Rocky (64 units in three different properties), Caroline (8 units) and Leslieville (4 units). These units are all 5 to 6 years old, are 1 bedroom with just over 500 square feet of living space, offer independent living and rent for 30% of a resident's income.

Individuals currently coming to these two seniors' housing options are less healthy than those who preceded them. Previously, those with walkers had to go to long term care; now they are coming to the Lodge. The mental alertness of residents is also a growing concern. And, home care is increasingly coming to the Lodge to assist residents with their day to day needs. The lodge, while offering meals and laundry during the day, doesn't provide personal care at night (i.e. no toileting transfers); and residents must be able to dress and eat in the dining room. Home care help has meant that individuals can stay longer in the Lodge; at the same time, home care services are stretched. With the increased numbers in the Lodge requesting home care, the strain on services is growing. The Lodge is hoping for increased

services from Alberta Health Services, but to date there is no guarantee. The Lodge offers more than what it is classified to provide, going over and above the call of duty regarding supportive services.

Clearwater Centre - Good Samaritan's Society

The Centre offers private seniors care with a range of options. One option includes 30 private long term care suites, each with a private bathroom and wheelchair accessible shower. The second option offers 29 supportive living suites, of which 23 are studio suites, 4 are one-bedroom suites and 2 are two-bedroom suites. Residents can prepare their breakfast and lunch in their own suite, if they choose. Residents pay rent, which includes their daily supper meal, housekeeping, linen service and the TeleCare® emergency response system. Optional services, for a fee, include breakfast, lunch, personal laundry service and cable TV. The third option is two 10-Bed Dementia Care Cottages, which are two duplexes with 5 bedrooms on each side, a living room with a fireplace, kitchen, and secure access to a fenced yard.

Christiansen Community

This facility is planned to open in early 2016. It will provide 40 supportive living beds, with 20 allocated to dementia. In addition, there will be 60 independent living suites offered as life leases.

Social / Subsidized Housing

Town of Rocky Mountain House

The Town of Rocky Mountain House currently manages transitional housing units within the community social housing portfolio. There are 7 apartments located in Post House, of which 6 are 1 bedroom units and 1 is a 2 bedroom unit – all with cooking facilities. The apartments are subsidized based on the occupant's income. There are also 3 housing units with 3 bedrooms each, full kitchens and laundry facilities. The Town covers the cost of water while the occupant is responsible for gas and electricity.

There is a waiting list for the apartments and housing units. Applications are kept for 6 months, and then may be renewed. The waiting list can range from as high as 10 to as low as 2 names.

While transitional housing is intended to be for a maximum of 3 years, many of the residents in Post House are there for more than 3 years. Many of them would end up without secure housing if they moved out. The housing units are typically occupied for up to 2 years; residents often move to other communities for employment reasons. The housing units are usually at 95% occupancy.

The municipality provides a subsidy for social housing, which has been offered for a couple of years. The social housing program is in transition to become its own foundation.

Metis Urban Housing Corporation

The Corporation is a provincial entity which provides subsidized housing for Aboriginal and Metis families who have children under 18 years of age. Rental rates are equivalent to 25% of the occupant's income plus an additional allowance of \$80.00 for utilities.

There are 11 subsidized units located in Rocky, all of which are 3 plus bedroom houses. Currently, 9 of the 11 are occupied while the remaining 2 are in need of repairs. There are presently 20 names on the waiting list for housing, although some of these have moved on or haven't provided/updated current contact information.

Metis Housing also receives lots of calls from non-Aboriginal seniors, singles and individuals with developmental disabilities looking for affordable housing. A staff person with the organization is available in the Rocky office one day per week.

Moose Country Housing Cooperative

The housing co-op is located in Rocky and consists of twenty (20) 1, 2 and 3 bedroom units in duplexes. The units have unfinished basements and laundry hook-ups. Subsidies are available and offered based on income levels. There is a waiting list and no more applications are being accepted at this time. More details were not available as contact information on the Co-op's website is out of date.

Red Deer Housing Authority

The RDHA currently offers rent subsidies to 10 units in the Town of Rocky, Caroline, Leslieville and Benalto. Residents consist of single individuals on AISH or pension; single parents with children on AISH or employed; and seniors on pension. There are 8 names on a waiting list for rent subsidies in Rocky.

Other Stakeholders

ARDN Project

The ARDN project includes a Housing Coordinator who assists low income people in community find low income housing; this is a real challenge as there is a lack of affordable housing available in the community.

The project is partnered with the Town to support their social housing portfolio, carrying out the screening of applicants, doing monthly checks with social housing residents, and reviewing/revising related rules and regulations. The Coordinator also serves an advocacy role with landlords when needed, and assists individuals with forms and other required paperwork.

The Housing Coordinator also manages housing applications from women in the Mountain Rose Women's Shelter. There is a real challenge finding housing for the Shelter's clients; if no housing is found, women often go back to the abusive situation they left, or go to another shelter in another community.

Lord's Food Bank

The food bank in Rocky sees a broad range of users; seniors come in; 35 to 40% users are from the Aboriginal population. Many of the users are families that have lived in the area for a long time. The food bank sees 4 to 10 new singles or families per month; are seeing larger families/more people per household (cases where two families move in together due to expenses). Some of the food bank users are on a fixed income, others are part-time or full-time workers.

There has been a great increase in use of the food bank since spring, largely related to the economy, the increase in food costs, and the decreasing value of the Canadian dollar. The number of hampers given out per month, while high for the last 3 years, has gone up by 20% since spring. This bank is in the top 6 food banks in Alberta based on the number of hampers provided.

Housing was seen as a priority for food bank users in the spring. Now there is more housing available, so lack of housing is not on the top of the list. However, affordable housing stays an important issue for the food bank users.

McMan Youth, Family and Community Services Association

McMan works with families in the Clearwater County. Families who use their services are typically faced with a range of challenges regarding housing. Rental property may be available in the community but many landlords do not rent to families with children or pets. When they do, the monthly rate is extremely high. Overall, McMan suggests that close to 80% of their clients have trouble finding housing in the community, and an even higher percentage struggle with the cost of rent due to a limited availability of low income housing.

Aboriginal Focus

CAANS Outreach Program

Recently, it has been noted that there is an increase in available rental spaces, and a resulting decrease in the number of landlords saying 'no' to Aboriginal applicants.

Approximately 20 individuals are seen by the Outreach Program per year; these individuals are living rough, couch surfing and/or precariously housed. About 70% are Aboriginal (and not all from the nearby reserves) and 30% are Caucasian. Many of these individuals are long term residents, are unemployed and struggle with mental health issues and addictions. Youth who are 20 years and under are trading sex for a place to stay, or couch surfing in the community.

There is a fair bit of transiency among First Nations individuals who move between Rocky (reserves) and Red Deer.

Anecdotal stories from CAANS:

- A mom living in a car with her kids. A local agency let the family sleep inside when temperatures were cold (-40). The mom has recognized mental health issues and applied for affordable housing, but wasn't allowed to move in because the family had a pet.
- Three adult children and grandchildren were living with the mom. One adult daughter stayed in an abusive family situation in order to house her children. The older mom is now an AISH recipient, but the other two daughters are still living precariously. Traditionally, they have all lived as an extended family, but now don't qualify for housing because they want to live together.

Elder's Circle Discussion

Bighorn reserve often has individuals who come to Town for medication and other healthcare treatments, but are unable to get home the same day. There is no readily available overnight accommodation for these individuals.

Applications for rental units often ask if applicant is Aboriginal. Overall, racism is an issue.

Individuals may decide to come off the reserve, but often cannot find a place to live or cannot make it financially. As a result, they will go back to the reserve. There is typically no support offered by the reserve for off-reserve members. Sometimes if an individual is going to school, or has time specific work, there may be some housing support money offered but this is not the norm.

O'Chiese seems to be building a number of new houses on the reserve. It was suggested that contractors building on reserve sometimes make a deal with individual families to hire their business to build the family house. The contractor then pays the family \$5,000 to give him the contract.

Individuals who have no shelter options sometimes end up in the heated entrance to the Rocky post office, where they are often picked up by the police and put in jail for the night.

Over the years, a group of people have come together to live in 'the jungle' or 'teepee/tent city'. The group has consisted largely, but not exclusively, of Aboriginal people. It was seen as structured, with individuals playing particular roles. For example, there was someone responsible for money, someone who looked after food, etc. Residents of 'the jungle' saw themselves as a 'society'. This was a moving, roaming community with higher numbers in the summer. It was noted that eventually 'the officials' came in, cut down the trees and disbanded the group; said officials were seen as 'running residents out of town'. At that time, the resulting displaced individuals ended up going to Red Deer to seek shelter at Safe Harbour and to use the Mats program. Since then, it does appear that homeless people are again gathering and living in the area of the original 'tent city'.

Issues Highlighted or Identified in Conversations

- There is a bylaw that doesn't allow for more than 3 storeys on apartment buildings in Rocky.
- A sentiment that there is a lack of political will to ensure affordable housing
- Lack of housing regardless of cost (example given of two doctors who didn't stay due to lack of housing)
- Lots of older houses around Rocky - north end of Town has lots of old homes with black mold yet they are still being rented out
- Large percentage of vacant land in Town is owned by very few individuals/families (4 or 5), thus seen as having a monopoly on prices and types of development projects.
- Lack of affordable housing, multiple bedroom units, rental units
- A mobile home park is seen as needed. It was suggested that there is great advantage to this model as it would offer cheaper accommodation and would house more people in a smaller space
- Housing expensive due to large oil and gas industry
- There are a lot more single people in need of transitional housing, largely in upper age categories (mid-age adults). Often these are individuals rebuilding their lives after divorce, etc.
- Transitional housing is important
- Single parents with kids, no child support coming in, struggling to make ends meet, rent high

- People move to other communities if housing is not available; there is a shortage of housing in Rocky for everyone, not just individuals with special needs
- Vacancy rate is low, and what is available is very high rent
- Living in vehicles – an example given of a 56 year old woman in a camper by the river
- Lots of couch surfing due to lack of rental units, lack of affordable housing
- Suites that are available are not always suitable to client (gas appliances in housing for an AISH client who uses an oxygen tank).
- No pet clause in many units, yet many clients have pets.
- Lack of affordable/suitable housing can lead to agencies moving clients to other communities where services are available.

Focus Group Feedback

The project team held two focus groups in October that included a wide range of representatives. These focus groups further explored the issues identified in initial interviews and reviewed the data collected to date, thus deepening the understanding of the current housing context in Clearwater.

A number of community social sector agencies were invited to the first focus group, with participants from Alberta Works – Government of Alberta, Town of Rocky Councillor, PDD – Disability Services, Mountain Rose Women’s Shelter, Clearwater Housing Steering Committee and a community citizen concerned about housing. This particular focus group concentrated on exploring the housing demand identified to date and providing insights regarding the challenges of meeting the housing needs of low income people.

A second focus group was made up of a range of housing supply stakeholders such as local REALTORS, landlords, developers and builders (both for-profit and not-for-profit). This group reviewed the collected data, considered the current housing supply in relation to identified demand, and identified key drivers impacting affordable housing supply.

Housing Demand Focus Group

The focus group participants identified population specific information that was missing from the data collected to date; namely, that which pertains to housing and the Aboriginal population, and more detail on the levels of supports for seniors at both provincial and federal levels.

More representative information on specific, smaller communities in the County such as Caroline is also needed; an increased definition and detail on the collected data would also be helpful (while recognizing the challenges of doing this given the size and distribution of the population in Clearwater and Rocky).

The group identified key drivers of affordable housing supply within a few main theme areas. *Housing costs* were a primary area of discussion, and seen as significantly over inflated in the community. There appears to be an attitude of ‘why offer cheaper rent’ when vacancy rates are low; also, rental rates are high ‘because they can be’. It was also identified that there are segregated rental sections in Rocky – ‘elite’ which sees high end units and higher income residents vs. ‘little Chicago’ where lots of rentals exist but are ‘affordable’ and seen as less desirable housing.

The oil and gas industry, a major employer in the County, is seen as having a significant influence on the cost of housing; it also typically pays housing costs for its employees. A deeper discussion on how to tackle the influences and impacts this industry has on housing in the community is recognized as needed.

There is a *general lack of rental housing options*. Secondary or micro suites as rental options are not readily available in the community. Developers are willing to build apartments, but they don't want to have to manage said buildings or units.

Furthermore, there is a *lack of serviced lots* for the development of additional housing stock. There are few serviced lots and what are available are largely controlled by a few developers. It was mentioned that there have been no publicly available serviced lots since 2008.

The needs of specific demographic groups was another area of discussion. AISH recipients have seen financial support increases, but they still face housing barriers. Housing with wheelchair access, transportation for those living outside of Town and rental units that accept pets are largely not available. It was noted that women fleeing domestic violence often come to Rocky as they feel safer in a smaller community. Yet Mountain Rose Women's Shelter clients often feel forced to go to larger centres – where they often feel less safe - due to a lack of housing and other supports in the community. First Nations women fleeing violence on the reserve lose their monthly band payment, and thus end up needing increased financial support to get by. Each year, between 5 to 10 people with developmental delays wish to move to the Rocky area (largely because they have family and/or friends there) but cannot due to a lack of housing. Thus, the People with Developmental Disabilities (PDD) organization's main challenge in Rocky is accessible, affordable housing for the client base they support.

Overall, the demand focus group recognized any plan for affordable housing needs a community wide approach that includes a wrap-around service lens.

Supply Focus Group

The supply focus group offered feedback to the presented data in a number of areas. Discussion ensued on the identified *mismatch of bedrooms to household size* (1600 single person households, 450 one bedroom units). Realtors suggested that many house buyers, regardless of whether they were single at the time of purchase, see better re-sale opportunities if choosing a house with more than 1 bedroom. Once purchased, single homeowners will often rent out the extra rooms to other single people. More recently, as many singles have lost higher paying jobs in the oil and gas industry, there has been an increased doubling up in housing in an effort to save money on rent. It was also suggested that the bachelor suites available in Rocky are often fancier units and are furnished (thus more costly); most of them are found in one building with only a couple available in other parts of Town. It was also recognized that even if there is a need for more 1 bedroom suites, a builder would typically lean to building 2 bedroom units.

A few main themes were identified as key drivers relating to affordable housing. *Economics and housing costs* was a major area, with participants acknowledging that many people are in a dire financial situation when it comes to housing. Those who have lost their jobs have either moved away, or have looked to share housing with others in an effort to stretch their financial resources. One bedroom units are full with long waiting lists; rental rates between 1 bedroom and 2 bedroom units are not significantly different.

Demographics are changing in a significant way. Significant numbers of young adults stay single longer, and more young adults prefer to have their own place versus sharing. Single parents are growing in numbers at the same time that apartment rental options are decreasing; in addition, many apartments do not allow children.

Alternative housing options were raised as an area needing to be considered. 'Flex' or mixed housing was identified as a viable and needed option; an example would see the option for dementia adults to live in units in the same building as their grown children; another sees staff housing in the same building that offers housing to clients with developmental delays. Rocky Support Services Society was identified as one agency already involved in mixed housing development.

Municipal planning was raised as a key area of concern. What was seen as a lack of a municipal vision has resulted in little development activity. Overly burdensome and rigid regulations have resulted in stumbling blocks for development; a major one is that of parking rules. There is little to no land ready for development (no services in place) and the cost of land is not conducive to building affordable housing without municipal support.

Possible Opportunities, Solutions and Steps Moving Forward Noted in Focus Groups

During the course of the interviews and focus groups conducted, a number of ideas were raised as opportunities, solutions and steps in moving forward. They have been summarized and listed in three sections.

Social Housing:

- Screening applicants for subsidized housing needs to be a sound, diligent process and thus allow those applicants who are in dire/emergency situations to be prioritized in the selection process.
- Social housing coordination needs to ensure a community wide perspective and not favour a particular social agency lens or client base.
- If a social housing foundation is created for the area, land for housing units needs to be acquired with collaboration between builders, the municipality and the foundation. The municipality could also consider setting aside land in reserve for social housing.

Seniors Housing:

- Seniors housing should consider future numbers. In the longer term, waiting lists for seniors housing will decrease as the baby boomers bubble diminishes. Thus, any further housing builds needs to consider alternative uses in the future. For example, mixed housing complexes, short term housing options, daycare space, etc.

Municipal Planning and Development:

- Consider negotiating with landowners to form a collaborative approach to building houses. Look to train local unemployed individuals on construction techniques to build needed affordable housing, launch a small house project, etc.
- Facilitate discussions between the County and First Nations reserves regarding collective land for housing.

- The Town could offer an incentive to landlords to bring the rental rate down on older houses in Rocky. For example, consider a tax incentive when building newer homes.
- Municipality could offer innovative incentives to attract affordable housing development
- Consider increased flexibility to rules and regulations guiding development
- Development of a more comprehensive municipal plan to which developers can respond
- Ensure no conflict of interest or favouritism
- Create more realistic municipal expectations of developers
- Enhance and ensure an informed decision making process is followed



AGENDA ITEM

PROJECT: Central Alberta Economic Partnership Delegation		
PRESENTATION DATE: July 11, 2017		
DEPARTMENT: Community & Protective Services	WRITTEN BY: Tracy Haight	REVIEWED BY: Ted Hickey/Ron Leaf
BUDGET IMPLICATION: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Funded by Dept. <input type="checkbox"/> Reallocation		
LEGISLATIVE DIRECTION: <input checked="" type="checkbox"/> None <input type="checkbox"/> Provincial Legislation (cite) <input type="checkbox"/> County Bylaw or Policy (cite)		
STRATEGIC PLAN THEME: Well Governed and Leading Organization	PRIORITY AREA: Development of a regional economic development plan	STRATEGIES: 2.7.3
RECOMMENDATION: That Council receives the presentation as information.		

BACKGROUND:

The Central Alberta Economic Partnership Ltd. (CAEP) is a regional alliance of municipalities, First Nations, business agencies and organizations that support economic development in the Central Alberta Region. CAEP has just celebrated their 20th anniversary.

Kimberley Worthington, CAEP Executive Director, will talk about achievements of the past year, and current projects concerning economic development for Central Alberta.

Recommendation:

That Council receives the presentation as information.



AGENDA ITEM

PROJECT: Rural Alberta Innovation & Learning (RAIL) Commons Sponsorship Request		
PRESENTATION DATE: July 11, 2017		
DEPARTMENT: Community & Protective Services	WRITTEN BY: Jerry Pratt	REVIEWED BY: Ted Hickey/Ron Leaf
BUDGET IMPLICATION: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Funded by Dept. <input type="checkbox"/> Reallocation		
LEGISLATIVE DIRECTION: <input checked="" type="checkbox"/> None <input type="checkbox"/> Provincial Legislation (cite) <input type="checkbox"/> County Bylaw or Policy (cite)		
STRATEGIC PLAN THEME: 1. Managing our Grow 2. Well Governed and Leading Organization 3. Community Well-Being	PRIORITY AREA: 1.1 Plan for a well designed and built community. 1.3 Generate an innovative local economy that stimulates opportunities for investment, business and training. 2.1 Build community confidence through socially responsible governance for long term sustainability. 2.3 Facilitate community engagement in planning and decision-making. 3.3 Ensure our established, as well as, new communities are well connected and supported	STRATEGIES: 1.1.5 1.3.4 1.3.5 2.1.1 2.3.2 3.3.1
ATTACHEMNTS: Sponsorship Request Letter, Sponsorship Program Brochure		
RECOMMENDATION: That Council approves sponsorship of the RAIL Commons event in Olds for \$2,500.		

BACKGROUND:

RAIL Commons is a three-day learning commons focused on rural economic and community development. It is a great opportunity for councilors, mayors, CAOs, EDOs, community development professionals, and students from across the province to engage in various rurally focused topics such as: community and economic development, sustainability planning, social policy, water, continuing care, recruitment and retention, business succession, aboriginal relations and the changing agricultural landscape.

First held in Camrose in 2015, this second conference is to be hosted by Olds College from September 29 to October 1 of this year.

The Central Alberta Economic Partnership (CAEP) and Alberta Centre for Sustainable Rural Communities (ACSRC) are asking for sponsorships to help host this event in Central Alberta. The Sponsorship information is attached.

Some of the topics at this year's Commons include:

- Food: Locally Embedded, Globally Engaged
- Working with Rural Volunteers to Improve the Quality of Life of Older Persons
- Enhancing Broadband Connectivity in Alberta
- Science, Who Needs it?: Developing a Social Science Framework for Alberta Parks
- New Tools to Assess the Cumulative Environmental, Community and Health Impacts of Resource Development
- Citizens Engaging Citizens: the Story of Devon's Voyageur Park
- Environment, Community, Health Observatory Network: Strengthening Intersectoral Capacity to Understand and Respond to Health Impacts of Resource Development
- Farmland Conservation and Fragmentation: Where, Why, What Next?
- Why Would Youth Want to Live Here?: Beaver County's Approach to Engaging Rural Youth

Recommendation:

Administration recommends that Council supports this event with a Silver level sponsorship at \$2,500. This level of sponsorship includes 2 passes to the Conference and Gala, Signage at the Conference, a booth in the tradeshow, and recognition as a session sponsor.



July 4, 2017

Dear Clearwater County Council:

The autumn of 2017 will see a return of the Rural Alberta Innovation and Learning (RAIL) Commons conference, which was developed to address the large gap in educational training opportunities focused on rural community and economic development. First held in Camrose in 2015, this second conference is to be hosted by Olds College from September 29 to October 1 of this year. The organizing committee, with membership from the Alberta Centre for Sustainable Rural Communities (ACSRC), the Central Alberta Economic Partnership (CAEP), the Battle River Alliance for Economic Development, and Alberta Economic Development and Trade, aims to design and build what is sure to be another exceptional learning forum for councilors, mayors, CAOs, EDOs, economic and community development professionals, and students from across the province. Concentrating on subject matter such as regional collaboration, welcoming communities, youth engagement, social policy, localization, economic diversification and more, this educational commons will offer a variety of opportunities to increase knowledge and capacity of all participants

CAEP is very excited to welcome RAIL to the Central Alberta region. This is an ideal forum for resource and knowledge sharing to advance sustainable regional economic development. Events like the RAIL commons support all CAEP members - 34 municipalities, 1 First Nation, and 11 associate organizations – committed to ensuring Central Alberta continues to be recognized as one of the most innovative and prosperous regions in Canada through our strategic alliances, community readiness, and capacity building.

The total budget, based on the 2015 conference, for the 2017 RAIL Commons is \$75, 000. We are in the middle of requesting sponsorship but have already have commitment from twenty three sponsors. I am writing to inquire if Clearwater County would be interested in being a sponsor of the conference. The sponsorship options are attached.

RAIL Commons Objectives

1. Increase community and economic development knowledge capacity;
2. Improved collaboration amongst rural communities;
3. Providing a forum for networking and sharing between rural communities in Alberta;
4. Provide an avenue for training and professional development that is a minimal time and cost commitment; and,
5. Provide this forum to build a business case for the need for further rural economic and community development education opportunities



The 2015 RAIL Commons was well received by those who attended with 97% of evaluation respondents, 84% of whom were municipal councillors and/or administrators, indicating that the topics provided were appropriate and relevant. Overall, participants praised the variety of topics covered and the informative value of the presentations. Evaluation comments suggest that the objectives were met by the event.

Great presentation and examples. Lots of food for thought. Left fully charged-in a good way

Very relevant, helpful and applicable to rural communities

Wonderful presentation! Wish we had more time. Very tailored to rural communities and provided fantastic examples that I can apply to my community

Great conference - it was difficult choosing which session to attend. I hope to be involved with the next RAIL conference so I can fill more holes in my knowledge base and understanding

Also a great opportunity to network with other communities and organizations Great value for price

The Rural Alberta Innovation and Learning Commons provides baseline and in-depth information that creates a strong foundation for understanding and knowledge surrounding rural community and economic development strategies, realities, best practices and challenges, and subject matter surrounding the wellbeing of rural communities as a whole.

The ACSRC assists rural communities in meeting diverse challenges through fostering constructive dialogue, promoting interdisciplinary and collaborative research, and developing partnerships.

The ACSRC is a joint initiative between the University of Alberta's Augustana Campus and Faculty of Agriculture and Environmental Sciences that strives to fill the gap for research and policy in rural areas by fostering constructive dialogue, promoting interdisciplinary and collaborative research, and developing partnerships between University of Alberta and rural communities in Alberta and beyond.

Event Coordination Contact: Patricia Macklin at pmacklin@ualberta.ca or 780-619-7545

University of Alberta CRA # 10810 2831RR0001 (charitable purposes)

Warmest Regards,

Kimberley Worthington
Central Alberta Economic Partnership

Lars K. Hallstrom, Director
Alberta Centre for Sustainable Rural Communities

2017 Rural Alberta Innovation & Learning Commons Sponsorship Program

The RAIL-Commons takes place September 29 to October 1st in Olds Alberta

PLATINUM (\$10,000) (one available)

Conference

- Recognition as the presenting sponsor for the Opening Networking Reception (verbal, printed and electronic)
- Opportunity to address the delegation during the Opening Networking Reception
- Acknowledgement in Conference program
- Invitation to participate and showcase your organization throughout the Conference
- Signage at the Conference
- Four complimentary full Conference delegate registrations (travel and accommodation not included)
- Complimentary exhibit space at the tradeshow
- Opportunity to include material/promotional items in delegate packages

Plus

- One-time announcement of partnership to ACSRC partners in its newsletter
- One-time announcement of partnership with logo on social media pages
- Follow-up acknowledgement of sponsorship on social media pages

GOLD (\$5,000)

Conference

- Recognition as the presenting sponsor for the Sunday keynote session (verbal, printed and electronic; first come, first serve)
- Opportunity to introduce the Sunday keynote speaker and introduce your organization on stage
- After keynote sponsorship is taken, Gold sponsors receive an additional conference ticket and recognition as sponsor of 2 concurrent sessions with the opportunity to introduce their organization and the speakers at those sessions.
- After keynote sponsorship is taken, Gold sponsors receive an additional conference ticket and recognition as sponsor of 2 concurrent sessions with the opportunity to introduce their organization and the speakers at those sessions.
- Acknowledgement in Conference program
- Signage at the Conference
- Three complimentary full Conference delegate registrations (travel and accommodation not included)
- Complimentary exhibit space at the tradeshow
- Opportunity to include material/promotional items in delegate packages

Plus

- One-time announcement of partnership to ACSRC partners in its newsletter
- One-time announcement of partnership with logo on social media pages

SILVER (\$2,500)**Conference**

- Recognition as the official sponsor for a conference session (verbal, printed, electronic)
- Opportunity to introduce the speaker/panel at the conference session (first-come first-serve basis) and introduce your organization
- Acknowledgement in the Conference program
- Signage at the Conference
- Two complimentary full Conference delegate registration (travel and accommodations not included)
- Complimentary exhibit space at the tradeshow
- Opportunity to include material/promotional items in delegate packages

Plus

- One-time announcement of partnership with logo on social media pages

ELITE (\$1,000)**Conference**

- Recognition as one of our lunch co-sponsors
- Acknowledgement in the Conference program
- Signage at the Conference
- Two complimentary tickets to the Conference Gala (travel and accommodation not included)
- Opportunity to provide material/promotional items in the the delegate packages

Plus

- One-time announcement of partnership with logo on social media pages

BRONZE (\$500)**Conference**

- Recognition as one of our breakfast co-sponsors
- Acknowledgement in the Conference program
- Signage at the Conference
- Opportunity to provide material/promotional items in the delegate packages

Plus

- One-time announcement of partnership on social media pages

COPPER (\$250)**Conference**

- Recognition as a coffee break sponsor
- Acknowledgement in the Conference program
- Signage at the coffee break



AGENDA ITEM


PROJECT: Broadband – Administrative Report		
PRESENTATION DATE: July 11, 2017		
DEPARTMENT:	WRITTEN BY: Ron Leaf	REVIEWED BY: Ron Leaf
BUDGET IMPLICATION: <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Funded by Dept. <input type="checkbox"/> Reallocation		
LEGISLATIVE DIRECTION: <input type="checkbox"/> None <input type="checkbox"/> Provincial Legislation (cite) <input type="checkbox"/> County Bylaw or Policy (cite)		
STRATEGIC PLAN THEME:	PRIORITY AREA:	STRATEGIES:
ATTACHMENT(S):		
<ol style="list-style-type: none"> 1. Broadband and the Impact on Clearwater County PowerPoint 2. http://www.intelligentcommunity.org/ 3. GoA Submission to the CRTC 		
RECOMMENDATION:		
That Council considers the information and recommendations set out in the attached PowerPoint presentation, amends as required, and adopts a policy framework to guide future Council decisions regarding investment in broadband infrastructure and associated programs.		

Background:

At their May 9, 2017 Council requested that Administration provide a report on how to advance broadband service within Clearwater County.

The attached PowerPoint document and associated supporting material is presented to provide conceptual frameworks for Council's consideration with the intent of this material assisting Council in the development of a policy framework to guide Council and its Administration in development of broadband infrastructure and supporting programs towards a broader goal of supporting the broader goals of developing "a broadband economy".


As Council is well aware, the development of broadband service is a complex topic therefore, Administration anticipates the need for additional Council deliberation on the issues and concepts presented and, likely, concepts not identified in this report.



Broadband: and the Impact on Clearwater County


CLEARWATER COUNTY COUNCIL
JULY 11, 2017

www.clearwatercounty.ca

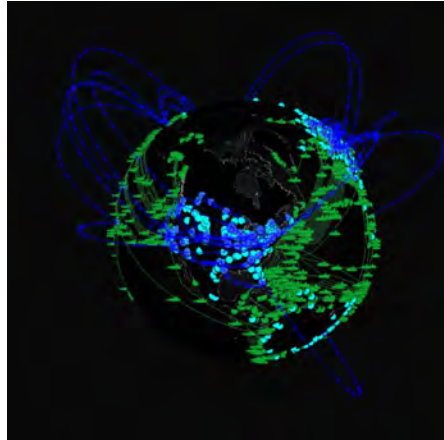


Background

- May 9, 2017 – County Council requests “Administrative report setting out available options with respect to how Council may improve access to broadband service in Clearwater County”
- Administrative undertook:
 - ✓ Review of 2000 – present Council motions and policy direction
 - ✓ Review of Federal Government and Province of Alberta programs to:
 - Identify “broadband speed criteria”
 - Identify programs or grants funding rural broadband
 - ✓ Review of CRTC broadband standards and grants
 - ✓ Discussions with:
 - O-Net – focus on how O-Net started and “lessons” learned as a community Internet Service Provider (ISP)
 - Telus – largest communications company (“Telco”) in AB; to invest \$4.2B in broadband/communications infrastructure in AB
 - ✓ Internet search re: broadband “best practices”/standards



Global View



<http://www.he.com/3d-map/>



Council Policy

- No Council policy framework to guide present broadband dialogue
- In 2004, County Council established a policy framework regarding wireless network system considered at that time. Program and policy was:
 - Propose series of towers to create a “wireless” backbone for Internet service providers (ISPs) to connect to.
 - The wireless system to be competitively neutral.
 - Infrastructure to serve “the majority” of County residents
 - County investment will only occur where local residents/businesses express interest.
 - System development will involve private sector to the greatest extent practical.
 - Consideration will be given to recovery of County investment.
 - County participation will only be in components that will provide community benefit.

Next Step: Council adopts a policy framework to provide context for Council and Administration discussion regarding capital and program development



Government Programs

- Federal Government – “Connect to Innovate”
 - ❑ \$500 million, 10 year program
 - ❑ Projects funding to be distributed by March 31, 2021
 - ❑ Application Deadline: April 20, 2017 (deadline past)
 - ❑ Target speed 5/1.5 mbps
- Provincial Government
 - ❑ Minister Anderson (Municipal Affairs) and Minister McLean (Service AB) during Spring 2017 AAMD&C conference identified grant program(s) being developed:
 - Funding to be for creating “backbone” infrastructure; program will not fund “fibre to the premise” (FTTP)



CRTC

- \$750 M towards 50/15 mbps target
- CRTC program still being developed
- Government of AB (SuperNet Secretariat) June 22, 2017 submission
 - Recommend Council supports GOA position particularly with respect to:
 - Importance of more than one “intake cycle” (Point 8)
 - Eligible geographic Area (Points 17, 18, 19, 20)
 - Funding from a Government Entity (Point 27)
 - Project Assessment Criteria (Point 36)
 - Criteria for “underserved” geographic areas (Point 38)

Next Step: Develop resolution for submission at Zone 2 meeting supporting GoA position and lobby by AAMDC of CRTC



Context for Broadband

- Administration understanding that Council desires to enhance broadband service to:
 - Support and enhance quality of life within community as means of retaining and attracting residents
 - Support and enhance economic competitiveness of community to retain existing and attract new business and industry
 - Support and enhance opportunities for training and life long learning for personal and professional development
 - Supports CRTC's statement that access to broadband service is a basic utility required by rural Canada

Next Step: Administration requests Council confirm these outcomes.

Intelligent Communities Foundation

- Intelligent Communities Foundation: http://www.intelligentcommunity.org/about_icf
- Intelligent Communities:
 - Understand the enormous challenges of the Broadband Economy, and have taken conscious steps to create an economy capable of prospering in it.
 - Are located in developing nations as well as industrialized ones, suburbs as well as cities, the hinterland as well as the coast.
- While the Broadband Economy presents an epic challenge to communities, it also hands them a powerful new competitive tool.
- Through local broadband, individuals, small businesses, institutions and local governments have gained access to worldwide information resources and a broad range of tools to connect both globally and locally.

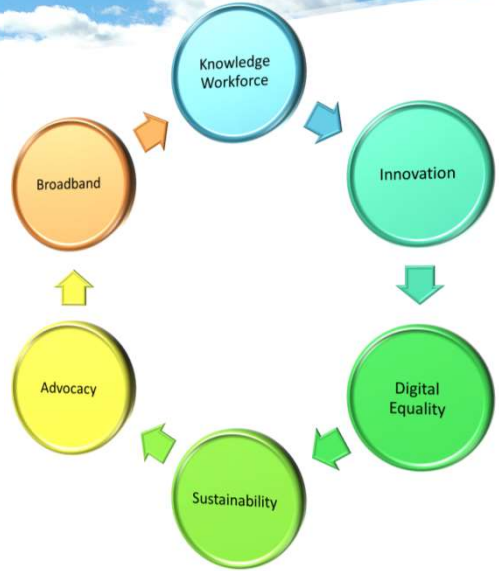


Broadband Economy

- Broadband economy is an economy in which, for all intents and purposes, the hard-working people of Bangalore and Beijing live right next door to the hard-working people of Beiseker, Bashaw and Benalto.
 - ❑ **Global and Local Impact**
 - ❖ For communities, local economic success has come to depend on the global economy in ways never before imagined.
 - ❑ **The Broadband Paradox**
 - ❖ Geographic location and natural resources were once the key determiners of a community's economic potential. In the Broadband Economy, it is increasingly the skills of the labor force, and the ability of business and government to adapt and innovate, that power job creation; these are assets that must be continually replenished.



Intelligent Community Indicators



Next Step: That Council adopts the Intelligent Community Foundation's "Indicators" as the framework for developing a broadband economy.



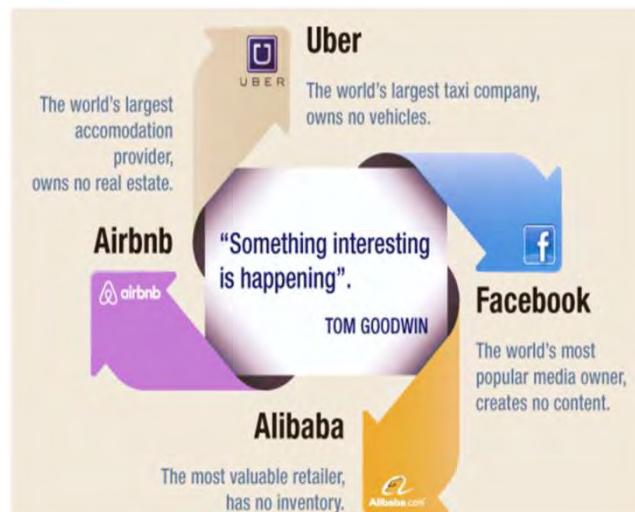
Broadband

- December 2016 CRTC declared broadband is the next essential public service. Establishes 50/15 mbps as target speed. Current Canadian standard is 5/1.5 mbps.
- Definitions of what broadband speed "is": not agreed upon.
 - Generally agreed that broadband is an "always on" service.
- Whatever the speed, the power of broadband is simple, it connects your computer, laptop or mobile device to billions of devices and users around the world, creating a digital overlay to our physical world that is revolutionizing how we work, play, live, educate and entertain ourselves, govern our citizens and relate to the world.



Broadband Continued

- In the "broadband economy" created by this technology:



IC Broadband Policy Options

Development Policy

- Clearwater County can:
 - ❑ conduct inventories of existing broadband networks, dark fibre networks and access points.
 - ❖ Telus fibre limited to RMH, for resiliency community needs Telus to complete fibre loop from Caroline
 - ❑ offer tax credits to support fibre optic network development (e.g. regulated properties vs private property)

Networks for Government

- Local and regional governments are big users of communications, and they are generally as free as any business to build private networks for their own use.
- The Alberta SuperNet is unique within Canada and poses challenges as well as opportunities. A new SuperNet contract is being renegotiated to take effect in 2018.

Next Step:

- Lobby Telus to advance fibre loop to their 2018 capital program.
- Investigate changes to SuperNet contract and potential for additional support for rural AB municipalities

Broadband Policy Options

Public-Private Partnerships

- Some communities issue municipal bonds to fund construction of a network, which they lease to private carriers.
 - ❖ Some Alberta Rural Communication Alliance (ARCA) have P3 partnerships with Telcos and WISPs to enhance broadband service. Recommend ARCA model be explored for P3 potential.

Next Steps:

- Complete Vitel Study regarding potential locations for fibre optic served tower locations to augment cellular mobility and wireless internet service leasing tower space to cover operating and upgrade costs
- Investigate County “private tower” buying program which could leverage County buying power and contracted installation for properties with poor sight lines or heavy tree cover.

Dark Fiber and Open Access Networks

- Related to subdivision and land development policies (e.g City of Calgary’s Fibre Network Plan; Town of Olds, “dig once” policy. These policies not a practical options within Clearwater County.

Broadband Policy Options

Direct Competition

- Local government enters into direct competition with broadband providers.
- Typically municipality takes this path after repeated attempts to interest incumbent carriers in upgrading networks have failed because the carriers could not make a business case for investment.

❖ Note: I have been unable to find a successful “rural municipal” fibre network installation to use for comparison.



Knowledge Workforce

What Can Communities Do?

- Intelligent Communities demonstrate the ability to develop a workforce qualified to perform knowledge work from the factory floor to the research lab, and from the construction site to the call center or corporate headquarters.
- Intelligent Communities create healthy and productive citizens beginning in infancy and continues throughout our lives, ranging from pre-school programs to secondary school, technical colleges to graduate schools.
- Local governments must seek opportunities to collaborate with many levels of government, business and institutions. It may have to work with partners outside the region as well and provide them with motivation to bring educational assets - from enrichment programs to satellite campuses - into the community.



Knowledge Workforce Continued

- The final piece of the puzzle is the "last mile" from graduation into employment. In Intelligent Communities, local government works closely with schools and employers to give students first-hand experience of career opportunities and develop specialized courses to prepare students for careers in the community's leading and emerging industries.
- Growing your own knowledge workers is one part of the task. Keeping them and attracting more is another. In general, knowledge workers seek a good quality of life and believe they should be able to afford it. Because they have skills, they are also willing to move in search of it. Intelligent Communities invest in physical and digital (e.g. e-government) assets that enhance their quality of life and provide ease and convenience to citizens and businesses in their dealings with government.
- Next Step: Working with WRSD, Chambers of Commerce, Learning Council, RDC and others identify what a "Knowledge Work" network could look like.



Innovation

Building Innovation Capacity

- Creating, attracting and retaining knowledge workers are the most important steps a community can take to raise its innovation rate.
- Knowledge workers and knowledge businesses are extremely mobile.
- ICF refers to them as "gazelles".
 - ❖ Attraction and retention is closely associated with "quality of life"
- Intelligent Communities focus on building the local capacity for "knowledge work" and innovation skills rather than achieving a few "big wins" in the business attraction game.
 - ❖ Innovation initiatives should focus on achieving balance between "knowledge work" and business attraction.
 - ❖ Clearwater County is, and will continue to be, a resource based economy however, continuing trends toward automation (artificial intelligence) will necessitate expansion of knowledge worker.

Innovation Continued

- Successful "gazelles" throughout the industrialized nations create the income growth on which the rest of the local economy feeds. To empower them, communities should work to:
 - ✓ Reduce the bureaucratic load
 - ✓ Create a pipeline for talent
 - ✓ Expand access to funding
 - ✓ Embrace the role of e-government (Intelligent Communities invest in e-government programs that simultaneously reduce their costs while delivering services on the anywhere-anytime basis that digitally savvy citizens expect.



Digital Equality

Promoting Digital Equality

- Intelligent Communities work to reduce cost barriers and acquaint residents with the knowledge, opportunity and entertainment available online.

Access

- Intelligent Communities work on access by refurbishing used computers and providing them to households in need and broadband access at public facilities like libraries, schools and government offices.

Affordability

- Intelligent Communities introduce subsidy programs for digital equipment and broadband connections to ease adoption.

Skills

- Communities respond to a skills gap with training programs for every age group in schools, libraries, community centers and special purpose facilities.



Sustainability

- When Intelligent Communities commit their economies to a sustainable future, they seek to improve local quality of life.
- Communities that use fewer resources to create products and provide services are also more efficient and productive, which is key to continued improvements in their standard of living.
- Communities that make environmental sustainability a shared goal typically engage organizations, community groups and neighborhoods in advocating sustainability programs and activities.
- For all these reasons, a commitment to environmental sustainability protects the Intelligent Community's future, expands their economic opportunities, and helps create a culture of innovative collaboration that powers success.

Next Step: Suggest that current community/natural "environment" (community aesthetics) are key "branding" characteristics that can be marketed/built on as attractors for mobile knowledge workers.



Advocacy

- It is a natural tendency to resist change. Human beings like what they know and feel comforted by it. Change involves a plunge into the unknown, which brings discomfort, anxiety and even real fear.
"I'm all for progress - it's change I can't stand." - Mark Twain
- Advocacy is the ability of leaders to engage with citizens, as well as businesses and institutions, in understanding the challenge, identifying opportunities for positive change and ultimately becoming champions of that change. As stakeholders in the community, they learn to work together to build a unifying vision of the future, which expresses their best hopes and ideals.
- Successful advocacy provides the foundation for the community's public identity in its outreach to the world. It energizes economic development, investment attraction and business generation, because the community has built a unique vision of its character and its future.

Next Step: Undertake Community Survey to identify ICF indicator characteristics and gaps.

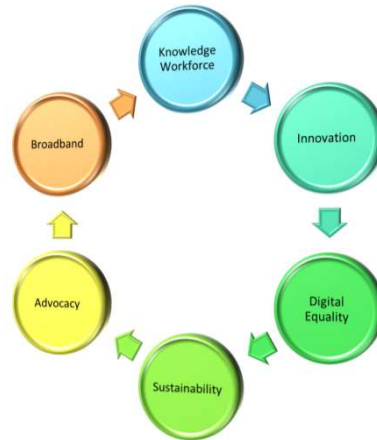


Which Leads to What?

Proposed Frameworks

➤ General

- That Council adopts the Intelligent Community Indicators, in principle, to guide the development of policy and programs to develop and support a “broadband economy”.
- Recommend that Council focus on creation of environment that supports “broadband economy”.



Which Leads to What?

➤ Proposed Broadband Infrastructure Policy (policy will evolve through Council discussion and community/business engagement)

- County capital investment compliment or advance existing ISP and Telco mobility and broadband services;
 - The County not create a municipal utility to compete with private business;
 - That enhancement of cellular/mobility services be considered as part of County broadband enhancement program
 - Mobility – critical component of public safety/911 service
 - Mobility – smartphones and “SmartHub” will increasingly be relied upon for broadband access and service
 - 5G technology and 600 mhz spectrum will further advance mobility usage as “broadband” service
- The County capital investment support both fibre optic and wireless services;
 - There will be a need for a investment matrix to gauge “benefit”

Which Leads to What?

➤ **Broadband Infrastructure Policy Framework (will continue to evolve)**

- That the broadband program target achieving 50/15 mbps standard within 85% of the County's residential properties by January 1, 2023
 - Satellite service will be only financially viable option in some low density/remote areas of County



Which Leads to What?

Broadband Infrastructure Action Items

1. Clearwater County to lead west central Alberta community lobby of Telus to advance Caroline to RMH fibre loop into Telus' 2018 capital work program (3-4 month)
2. Engagement process with local Internet Service Providers (ISPs) and Telcos (e.g. Bell, Telus, etc.) regarding municipal policy and economic development framework to advance broadband service within Clearwater County. (4-6 month)
3. Meet with SuperNet Secretariat regarding direction of SuperNet and support for rural broadband. (3-6 months)
4. Discuss with Federal and Provincial governments and CRTC regarding existing/future programs and grants to support rural broadband (3-6 months)
5. Explore viability/benefit of "tower purchase program". Based on County coordinating "bulk tower purchase" to reduce costs of tower and installation for residences, business and industry. (8-12 months)

Which Leads to What?

- **Knowledge Workforce**
 - Engage WRSD, Chambers, Learning Council, RD College, others in cataloguing online and community programs and identifying gaps (timeline – to be determined (TBD))
 - Program development to provide technical and business skills to compete in broadband economy (TBD)
- **Digital Equity**
 - Digital Equity is a component of Broadband infrastructure initiative
 - Asses current level of “inequity” within community in terms of lack of access to computers, lap tops, etc. (TBD)
 - Potential role for “business incubator” complex (TBD)
- **Innovation**
 - Inventory existing “innovation” within community and industry current and proposed (e.g. Bunch Welding) (TBD)
 - Incorporate Innovation into Knowledge Workforce programs for placement or mentorship (TBD)

Which Leads to What?

- **Sustainability**
 - Inventory existing “sustainability” features and programs within community (TBD)
 - Incorporate “sustainability” features into community branding and economic development activities (TBD)
- **Advocacy**
 1. Community Engagement Survey Pt. 1 (3-4 months)
 2. Community Engagement Survey Pt. 2 (6-8 months)
 3. Community Education sessions (4-6 months, ongoing)



Recommendations

That Council:

- 1) Accepts this presentation for information;
- 2) Reviews, amends as required, and adopts the Intelligent Community Foundation six (6) community indicators as a framework to guide the development of Council's broadband policy and any associated programs.
- 3) Reviews and comments on the appropriateness of the following Broadband Policy Framework:
 - County capital investment compliment or advance existing ISP and Telco mobility and broadband services;
 - The County not create a municipal utility to compete with private business;
 - That enhancement of cellular/mobility services be considered as part of County broadband enhancement program due to:
 - Mobility – critical component of public safety/911 service
 - Mobility – smartphones and “SmartHub” increasingly relied upon service
 - 5G technology and 600 mhz spectrum will further advance mobility “broadband” service and capacity

Recommendations Continued

Policy Framework Continued:

- The County capital investment support both fibre optic and wireless services;
 - An investment matrix will need to be developed.

Further, that Council:

- 5) Directs Administration to develop a strategy to lobby Telus to advance the construction of the Caroline to RMH fibre optic cable into Telus' 2018 capital plan
- 6) That Council adopt a Broadband Policy Framework before October 1, 2017
- 7) That Council tables the other action items identified in this report pending adoption of Broadband Policy Framework and budget(s).



June 22, 2017

Mr. Jean-Pierre Blais
Chairman and Chief Executive Officer
Canadian Radio-television and Telecommunications Commission
1 promenade du Portage
Les Terrasses de la Chaudière
Central Building
Gatineau, Quebec J8X 4B1

Dear Mr. Blais:

Thank you for the opportunity to submit an intervention regarding the Canadian Radio-television Telecommunications Commission's (CRTC) new broadband funding regime. Last December's declaration that broadband is an essential communications service was a significant step forward for Canada and we now have an opportunity to have the private sector and all levels of government work together in order to take the steps necessary to achieve the ambitious fixed broadband target speeds within the timelines identified in the decision.

The availability of fast, resilient and reasonably priced broadband internet is critical for the long-term viability of rural and remote communities across Alberta. The internet is a necessity for business, education, health care, tourism, accessing government services and helps to provide a quality of life that Canadian's located in major urban centers often take for granted.

Regarding the questions listed in Appendix 2 of the notice of consultation, the following initial input is provided.

Calls for Applications

8. Taking into consideration the administrative burden on all stakeholders, how frequently should calls for applications be issued?

As the time and effort required to submit an application is likely to be significant and requires agreements between the private sector and levels of government it is important that there is more than one intake cycle. Having multiple intake cycles would also enable applicants to update, amend and re-submit applications that are initially unsuccessful. There should be a

minimum of two calls for applications with a third cycle being optional during year four should funds remain unallocated.

Eligible Geographic Areas

17. Should an area with access to broadband Internet service speeds of 50 Mbps download, even if it does not meet all the criteria under the universal service objective, be ineligible for Commission funding? If you support that an area is ineligible for Commission funding if it meets the universal service objective, explain how each of the objective's criteria could be measured and evaluated (e.g. the quality of service metrics in a particular area).

A majority of Alberta's rural or remote population is unable to access fixed broadband services at speeds anywhere close to the 50 Mbps download target. Given the limited amount of funding that is available for this initiative the CRTC should not approve applications for service areas with access to speeds of 50 Mbps.

18. Should the proximity of an area to the nearest fibre transport infrastructure (e.g. point of presence or point of interconnection) also help determine the area's eligibility for funding? If so, explain how an area's proximity to the nearest fibre transport infrastructure should be measured.

Applicants should be required to indicate fibre transport infrastructure that is within or runs by the underserved region. The applicant should also be required to indicate if the fibre owner is willing to allow connectivity (as some fibre is physically there but may not be available for the applicant to use) together with the connection cost as those costs are often a contributor towards the private sector being unable to develop a business case for serving that region.

19. The Commission could use hexagonal units of 25 square kilometers to define geographic areas. What are the benefits and challenges associated with this unit of measurement? If you suggest using other units of measurement to define geographic areas, provide supporting rationale and describe how to implement such units.

In Alberta 25 square kilometers can take you from a major urban center to a small community where the only internet service is via satellite. It also takes you from a rural town that is served by multiple internet service providers, across agriculture land with sparse population, ending and another small community that may have low-speed access to the internet via one internet service provider. The current hexagonal units are far too large for defining geographic areas and have often led to incorrect data being shown regarding both competition and the speed of internet services. Either a smaller hexagonal unit, potentially of five kilometers, should be used to help ensure data accuracy or more flexibility is needed to acknowledge that many levels of service may be available within one hexagon. In either case, work needs to be undertaken to update existing data so that existing errors can be fixed, speeds can be captured based on actual delivery (peak times) and data is brought up to date as significant changes will have occurred since the original data capture.

20. If a geographic area does not meet the eligibility criteria established by the Commission, should applicants still have the opportunity to demonstrate that the area should be eligible for funding? If so, what evidence should applicants be required to submit?

It is likely that some applications will be evaluated against Canada-wide data that may be either incorrect or out of date. Applicants should have the opportunity to demonstrate that an area be eligible for funding and evidence should include confirmation from the local tier of government together with the business case clearly demonstrating the lack of a business case for the private sector to provide or improve the current level of service.

Funding from a government entity

25. How should applicants be required to demonstrate that they have secured funding from a government entity (e.g. a promissory note or a signed funding agreement)?

Government funding is often dependent on the success of an application. To simplify the application process a letter from the government entity, that includes the amount of funding being made available, should be sufficient.

27. Should the Commission define the terms “minimum,” “nominal,” and “commensurate” for the purpose of implementing the government funding requirement? If so, provide definitions.

As the preliminary view of the assessment criteria indicates that applications will be given more weight based on a greater level of financial contribution from tiers of government there is no need to define any of the terms mentioned. It should also be noted that some rural and remote communities may not be in a position to provide a significant financial contribution; this does not mean that access to broadband services is any less important for their population. Finally, financial contribution calculations should be flexible so that items like the cost of land, development/build permits, government owned infrastructure, access agreements, etc. can be included.

Project assessment criteria

36. Should subscriber uses and network resiliency be included in the list of project assessment criteria? If so, explain any anticipated issues and the weight that should be given to each.

Quality of service is an important aspect of a good broadband service. Rural and remote locations often suffer from a far higher number and duration of service interruptions. This is partly due to a lack of resiliency in both equipment and fibre transport. The CRTC should reward an application, that covers the same region as a competing application, if it can demonstrate resiliency. However, as resiliency often comes with a significant cost, the merits of applications covering different regions should not be weighted based on their inclusion, or not, of resiliency.

Criteria to identify “underserved” geographic areas

38. Should the potential criteria identified in paragraph 46 of the notice be used to identify “priority underserved” geographic areas for funding?

Notwithstanding my previous comments regarding the need to amend the size of hexagons used for identifying underserved areas, I have two additional comments. There should not be a requirement or weighting given to the identification of anchor institutions. This program is to assist with the provision of broadband services to residences and businesses where there is no business case for the private sector to make the required investment. Identifying anchor institutions is irrelevant, the region is either priority underserved or not. Remoteness is a term that needs better definition. It should not just refer to distance from a major population center but should also take into account things such as the proximity of internet service providers, accessible and fairly priced fibre transport infrastructure and the density of population in the underserved region.

Kind regards,



Stephen Bull
Assistant Deputy Minister

Clearwater County

Councilor and Board Member Remuneration Statement

For the Year of ...2017.....

Name of Councilor / Board Member Curt Mak

Payment Periods

January	February	May	<u>June</u>
March	April	July	August
September	October	November	December

Supervision Rate – \$550.00 Monthly
 Reeve Supervision Rate - \$850.00 Monthly

Date	Type of Meeting Attended	First 4 Hours \$159.00	Next 4 Hours \$126.00	Next 4 Hours \$126.00	Regular Council Meeting \$288.00	Lunch \$16.00	Mileage @ \$0.54 / km
June 6	County IDP	✓					70
13	Council				✓		70
15	ICL	✓					70
19	A+P	✓	✓				70
21	MPC	✓					70
22	CFCA	✓					130 110
27	Council				✓		70
28	Tri Council	✓					70

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Remuneration Calculation

<u>6</u>	Meetings @ \$159.00=	<u>954.00</u> ✓	<u>600</u>	Kms @ \$0.54=	<u>324.00</u> ✓
<u>1</u>	Meetings @ \$126.00=	<u>126.00</u> ✓	<u>—</u>	Lunch @ \$16.00=	<u>—</u>
<u>2</u>	Meetings @ \$288.00=	<u>576.00</u> ✓			
	Supervision=	<u>550.00</u> ✓			
	TOTAL=	<u>2206.00</u>		TOTAL=	<u>324.00</u>

Signature {Councilor / Board Member} Curt Mak

Clearwater County

Councilor and Board Member Remuneration Statement

For the Year of ...2017.....

Name of Councilor / Board Member EARL GRAHAM

Payment Periods

January February May June
 March April July August
 September October November December

Supervision Rate – \$550.00 Monthly
 Reeve Supervision Rate - \$850.00 Monthly

Date	Type of Meeting Attended	First 4 Hours \$159.00	Next 4 Hours \$126.00	Next 4 Hours \$126.00	Regular Council Meeting \$288.00	Lunch \$16.00	Mileage @ \$0.54 / km
June 5/17	Library	✓					22
June 7/17	Shell	✓					22
June 13/17	Council				✓		92
June 19/17	A + P				✓		92
June 27/17	Council				✓		92
June 28/17	Tri Council	✓					92
June 29/17	Caroline Grad	✓					22

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Remuneration Calculation

<u>4</u>	Meetings @ \$159.00=	<u>636.00</u>	<u>434</u>	Kms @ \$0.54=	<u>234.36</u>
	Meetings @ \$126.00=		<u>—</u>	Lunch @ \$16.00=	<u>—</u>
<u>3</u>	Meetings @ \$288.00=	<u>864.00</u>			
	Supervision=	<u>550.00</u>			
	TOTAL=	<u>2050.00</u>		TOTAL=	<u>234.36</u>

Signature {Councilor / Board Member} 